

A wide-angle photograph of an empty room with light-colored walls and a polished wooden floor. On the left is a large dark-framed glass door. In the center background is a fireplace with a white surround and a dark metal insert. To the right of the fireplace is a large window with a dark frame. A modern three-bulb pendant light hangs from the ceiling.

PROJEX®

PROJECT DELIVERABLES

CLIENT
Defence Housing Australia

DELIVERY MODEL
Lump Sum

PROJECT SECTOR
Defence/Residential

DEFENCE HOUSING HERITAGE REFURBISHMENT /RESTORATION

OVERVIEW

Projex were engaged by Defence Housing Australia under a lump sum contract for the refurbishment of a residential dwelling at Duntroon, within the heritage conservation zone. The works included roof restoration and cleaning works, construction of a new pergola, external landscaping and internal refurbishment and fit-out.

Projex was engaged via a written scope and required to work collaboratively with DHA to investigate and resolve roof waterproofing issues, asbestos and lead paint removal works, plus the design and construction of the new internal and external fit-out. These works were completed within a 4-month period.



KEY CHALLENGES

As the property was situated in the heritage conservation zone, Projex were required to take great care in conserving original internal timberwork and horse-hair plaster ceilings, the restoration of original timber floorboards and the condition of internal and external Tyrolean render. Projex ensured that the safe removal of asbestos was prioritised throughout the property to ensure damage to the existing finished surfaces was mitigated.

Due to the age of the property, Projex were required to complete lead paint removal to existing varnished timberwork and restore the existing timber to original condition, including the timber floor in the living areas.

Externally, DHA engaged Projex to complete roof restoration works, including new flashings and tile replacement works and the design and construction of a new pergola. Drainage works were required to ensure compliant stormwater systems and soil testing was completed in alignment with Duntroon's PFAS management.

The completed internal and external refurbishment delivered a striking transformation of the original home - a result made possible through our close collaboration with DHA, ensuring a value-for-money outcome that was delivered ahead of schedule.

