



PROJECT MATERIAL PARTNERS

CASE STUDY

150 DRUMMOND STREET, CARLTON



150 DRUMMOND STREET, CARLTON

HERITAGE TILE REINSTATEMENT

CLIENT:



ACE
BODY CORPORATE
MANAGEMENT

PRINCIPLE CONTRACTOR:

MAKEIT Project Management

PROJECT VALUE:

<\$5,000

\$5,000-\$25,000

\$25,000-\$50,000

\$50,000-\$100,000

\$100,000-\$250,000

\$250,000-\$500,000

\$500,000-\$1,000,000

>\$1,000,000

DURATION:

< 1 Day

MATERIALS:

Original Marseille terracotta tiles (bee-stamped, imported from France), Original lead flashing



150 DRUMMOND STREET, CARLTON

PROJECT BACKGROUND:

This unique site in Carlton carries deep historical significance. The block on which it sits was originally the site of the grand house of Sir Redmond Barry, the first Chancellor of Melbourne University, and the judge who sentenced Ned Kelly to death. Later becoming a Hospital for Sick Children, today, it serves as a heritage-listed apartment complex, preserving elements of its storied past.

KEY CHALLENGES:

- 1 ACCESS** - The slipped roof tiles were located along the edge of a four-storey structure with limited access. Scaffolding was not a viable option due to cost and logistical constraints and would have caused significant disruption to residents. MAKEIT instead proposed a safe and efficient alternative using fall-arrest harness systems, allowing the works to be completed swiftly without the need for scaffolding or council permits.
- 2 SAFETY** - A major safety consideration was the potential for a tile to be dropped from height, posing a serious risk to anyone below. To mitigate this, the team established a clearly defined exclusion zone, with one crew member assigned solely to monitor the area for the duration of the works. As we often say,

"IF YOU HAVE ONE, YOU HAVE NONE; IF YOU HAVE TWO, YOU HAVE ONE"

— a philosophy that underpins our layered approach to safety in all site operations.

SCOPE OF WORKS:

The team carefully reinstated several displaced tiles and lifted sections of loose flashing. Each tile was re-secured while maintaining the integrity of the original French Marseille design — identifiable by the signature bee stamp.

OUTCOME:

Through precise planning and skilled execution, MAKEIT delivered a sensitive restoration that upheld the building's heritage character while meeting modern safety standards. The works were completed efficiently, with minimal disruption to residents and no compromise on quality or safety.



