



PROJECT MATERIAL PARTNERS



CASE STUDY

140 DRUMMOND STREET, CARLTON



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STRATA ROOF REPLACEMENT

CLIENT:



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:

2 Stage Project

20 Days per stage

MATERIALS:

Zincalume Klip-lok Roof Sheeting, Bradford Anticon Insulation, Gold Insulation Batts, & KATTSAFE Static Line System



140 DRUMMOND STREET, CARLTON

PROJECT BACKGROUND:

Located in the heart of Carlton, 140 Drummond Street forms part of a large multi-building residential complex that has evolved significantly over time. Originally built to accommodate Melbourne's growing inner-city population, the property now comprises 26 individually owned apartments managed under a single owners corporation. With ageing roofing systems, limited access and years of patchwork repairs, the complex had reached a point where a full upgrade was essential to protect the building and ensure long-term performance. The project required a staged approach to balance budget, resident occupancy and site logistics, making it an excellent fit for MAKEIT Roofing's structured planning and coordinated delivery model.

KEY CHALLENGES:

- 1 TIGHT ACCESS** - Complex logistics within a narrow inner-city site required careful planning for material delivery, waste removal and crane operations.
- 2 RESIDENT MANAGEMENT** - Works were staged to avoid disruption to the 26 occupied units, with clear communication and safe access maintained at all times.
- 3 WEATHER MANAGEMENT** - Sequencing had to be timed around high-risk weather periods to ensure the building remained watertight throughout roof removal and installation.
- 4 BUDGET & SAFETY** - To support the owners corporation's budget constraints while maintaining full safety compliance, MAKEIT Roofing replaced the need for full perimeter scaffolding with engineered guardrail and a custom static-line system. This approach eliminated over \$100,000 in scaffold costs and avoided footpath and laneway occupancy permits – all while providing a safe working environment for our team.

SCOPE OF WORKS:

The team fully removed the ageing roof system on the rear building, including defective insulation and deteriorated flashings. A new concealed-fix metal roof was installed, complete with upgraded insulation and redesigned junction details to resolve long-term leak issues. All works were delivered within a tight-access site while maintaining resident safety.

OUTCOME:

Stage 1 was delivered safely, efficiently and with zero disruption to residents. The new roofing system provides improved thermal performance, increased durability and long-term leak prevention. Stage 2 will complete the upgrade in 2026, ensuring the entire complex benefits from the same high-performance, engineered solution.

