

# Chelmsford + Pymont Houses

*St. Kilda, VIC*

Design and Construction of  
multiple refurbishments



## PROJECT DESCRIPTION

HousingFirst completed a tenant satisfaction survey in 2019 which highlighted the need for some of their older properties to be modernised which is how Total Special Projects became involved.

Chelmsford House was formerly a 52 unit private rooming house, upgraded in 2004 to a 35 unit rooming house comprising 13 semi self-contained units, 16 self-contained units, and 6 traditional bedrooms with communal facilities.

Pymont House is a 3-storey building providing 35 units of accommodation, including 4 traditional rooms and 31 one bedroom and studio apartments with lift access and was originally completed in 2008.

Both Houses have received full refurbishments, the creation of 'pop out' extensions and services upgrades.

The Houses both remained fully occupied during the construction works, with tenants temporarily relocating as required to vacant rooms/ units/ apartments within the same building. We also replaced a large part of the terracotta/ Spanish slate roofs across the buildings which meant tenants in the top storey apartments and units were temporarily relocated to vacant apartments on lower floors, or to the rear of Chelmsford House.

Both Houses are Heritage Listed and we have afforded utmost care in the preservation of heritage features including the front façades, architraves, doors and skirtings.

## OVERCOMING CHALLENGES

Managing the program intricately was paramount to the successful completion of this project, and ensuring timely relocations for residents.

## CLIENT

HousingFirst Ltd

## PROJECT VALUE

\$2.4m

## CONTRACT

Design & Construct

## COMPLETION

Stage 1 - March 2020

Stage 2 - August 2020



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**TOTAL**  
SPECIAL PROJECTS