

# CASE STUDY

## Murrumbeena Heritage Building Refurbishment

**LOCATION:** Murrumbeena  
**CLIENT:** VicTrack  
**DATE:** April 2023 - July 2023



### Introduction

Global Rail Australia Pty Limited has completed a fully managed \$500,000 refurbishment of three attached buildings in Neerim Road Murrumbeena for key client VicTrack. Each building was previously a single storey shop and following a section of internal

wall being removed between two of the buildings, Global Rail Australia has successfully created a large single commercial unit. The works were completed on a fast track basis with a contract program of works of just four months.

### Deliverables

The existing heritage buildings consist of solid masonry external and internal walls, sheet metal mono-slope roofs, and a combination of timber and concrete floors. The shop fronts being almost entirely glazed up to the underside of the front canopy which cantilevers across the entire footpath and extends across the three shops plus a walkway and two adjacent shops. The canopy has a sheet metal mono-slope roof and a pressed metal ceiling cladding. There are solid masonry parapets above all walls except the rear wall.

The contract to meet the VicTrack's requirements for conversion and refurbishment of these heritage buildings, covered the following detailed scope of works:

- Replacement of existing timber floors with concrete floors in two of the buildings
- Repair roof sheeting and drainage over all three buildings
- Repair the whole canopy roof and drainage over the footpath

- Repair and reinforce existing brick western wall with new stud wall
- Supply and install 3No Split System Air conditioner units
- Design and replacement of lighting in all three buildings
- Remove and replace existing covings, skirtings in all three buildings
- Restore shopfronts for all three buildings
- Repainting all three buildings, including toilets, and canopy
- Installation of new handbasin and splashback

## Benefits

Global Rail Australia offer end-to-end build solutions for the public and private sectors on a design and construct basis.

We operate in the rail and transportation, utility, commercial and industrial sectors working on multi-disciplinary projects to meet the needs of our clients and provide cost-effective solutions to complex problems.

Led by experienced professionals with in depth knowledge of these sectors and supported by skilled and dedicated in house teams, we offer a fully integrated solution, allowing us to provide clients with a unique turnkey offering that is value adding.

## About us

Global Rail Australia provide a turnkey building/construction solution for railway, commercial and industrial projects. Global Rail Australia can provide a one-stop shop from acquisition through to project completion and provide a tailored service to each individual client's requirements.

Services also include general contracting and building work and can be offered as standalone disciplines in addition to the fully managed turnkey service and works can be contracted on a main contract, joint venture, sub-contract, or resource only basis.

Services offered include but are not limited to:

- Design
- Sub-station construction
- Commercial & industrial construction

- Install washroom accessories
- Repair and carefully restore existing windows
- Replace existing door with a solid timber external door
- Replace fenceposts

Global Rail Australia has delivered this project by investing their time and expertise, with timely delivery and no safety or quality concerns.

This inclusive approach allows our clients to benefit from expertise in a number of sectors and ensures they receive the most appropriate advice and solution for their schemes.

Bespoke solutions for individual client requirements are central to Global Rail Australia's offering.

- Railway station new build and refurbishment
- Telecom and signalling room construction
- Mechanical and electrical
- Project management
- Resource supply
- Heritage Restoration Works