

CHECKLIST FOR CHOOSING THE RIGHT PAINTING COMPANY

My reasons for painting

- Involve as many of the Owners' Corporation member as possible to determine the main reason for painting.
- Considerations for painting could include refresh, colour change, repairs, complete renovations, protection or annual maintenance.

Deciding on who to call for scope of works and product specifications

- Consider project requirements – ensure you have reviewed the **Project Requirement & Risk Status Table** on the back of this flyer

Considerations in sourcing a reputable painting company

- Established and experienced in the Strata industry.
- Specialist for the project required, e.g. remedial painting works.
- Check out the SCA Trades Directory website for a list of relevant painters.

Things to look out for

- Avoid cheap brands of paint.
- Confirm there are hold points on the project schedule.
- Ensure you receive a schedule of costs including any subcontractors.

Quality assurance

- Be sure that your selected painting company engages a technical consultant.
- Make sure the technical consultant visits the site at the times identified by your painter to monitor preparation or hold points.
- Any inspections should be minuted along with photographic records of the works.
- Ensure a paint manual is prepared by the technical consultant at the completion of the project.


Choosing colours

- Engage a Colour Consultant.
- Ensure that they suggest two different colour schemes.
- Have the committee vote and agree on one of the schemes.
- Make sure you have a finished schedule signed off by the Body Corporate prior to works commencing.
- Ensure paint samples have been applied to address any colour issues or concerns.

Compliance - ensure you have a copy of the following from the selected painting company prior to works commencing:

- License.
- Public Liability Insurance.
- Workers Compensation Insurance.
- Home Building Compensation Scheme (Jobs over \$20,000).
- SWMS along with a Risk Assessment.
- Signed Contract (Preferably SCA Strata Works Agreement).

Project Requirement & Risk Status Table

<p>Low Risk</p>  <p>High Risk</p>	Project requirements	Who to call
	Product Specification only	Manufacturer's Rep, colour consultant or Painter
	Re-fresh, Colour change	Ideal Colour Consultant or reputable painter
	Minor Repairs & General Maintenance	Ideal Technical Paint Consultant, reputable painter
	Complete re-paint update with renovations	Ideal Architect, Technical paint consultant, reputable painter
	Annual Maintenance	ALL: Structural engineer, Architect, Technical Paint consultant, reputable painter
	Structural repairs along with complete repaint	Ideal Structural engineer, Architect, Technical Paint consultant, reputable painter
	Application of protective Membranes etc	Ideal Structural engineer, Architect, Technical Paint consultant, reputable painter