

Your Guide to A Successful Painting Project

A Practical Guide for Strata Committees,
Owners Corporations & Strata Managers

PROUD SUPPORTER OF

ocn

THE INDEPENDENT
VOICE OF STRATA
OWNERS

PREMIER PAINTING
— COMPANY —

LEADERS IN PAINTING SERVICES SINCE 1997

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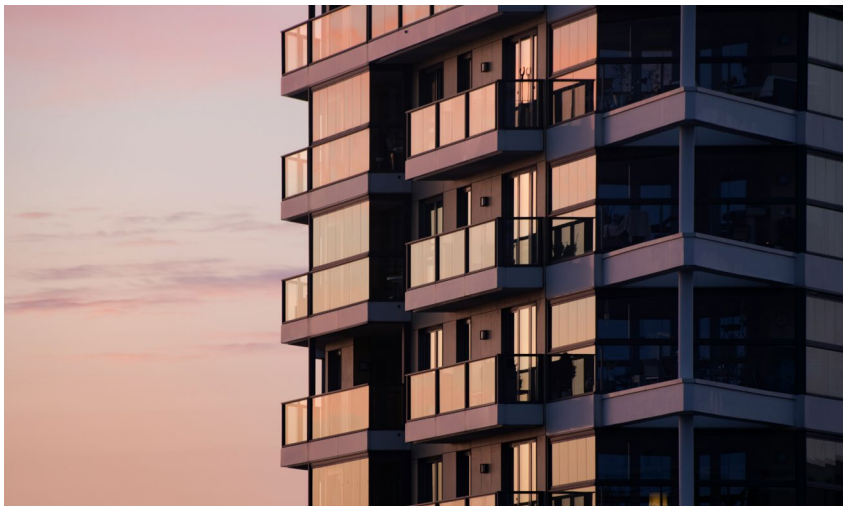
Your trusted strata painting partner

Introduction

Why this guide matters

Painting and maintaining a strata building is an essential part of protecting its long-term value. A well-managed painting project enhances street appeal, improves resident satisfaction and preserves the structural integrity of the building. It also ensures compliance with regulations and warranty requirements.

For Strata Committees and Managers, coordinating a painting project can feel complex. There are multiple stakeholders involved, timelines to manage and budgets to control. Residents expect minimal disruption and the committee needs confidence that the work will be completed to a high standard.



This guide has been created as a clear and practical resource. It outlines each step of the process and provides insights gained from Premier Painting's more than 25 years of experience in strata painting. By following this guide, you will understand how to:

- ✓ Plan and prepare effectively for a painting project
- ✓ Choose a reputable and compliant painting provider
- ✓ Understand what should happen during the works
- ✓ Manage completion and handover with confidence
- ✓ Extend the life of your investment through ongoing maintenance

Project Lifecycle

How a successful painting project unfolds

A strata painting project involves four key stages. When each stage is handled carefully it reduces risk, minimises delays and delivers a better outcome for everyone.

1.

Planning and Scoping

At this stage you identify your reasons for painting. This could include protection, a cosmetic refresh, structural repairs or all of these. A detailed scope of works is developed which outlines exactly what needs to be painted, repaired or maintained.

2.

Contractor Selection and Onboarding

Once the scope is ready you can seek like-for-like quotes from qualified providers. This is also when you check licences, insurances, work health and safety plans and confirm that the contractor has strata experience.

3.

Project Delivery

This phase covers the physical work on-site. It involves careful staging to minimise disruption, clear communication to residents and regular quality control checks.

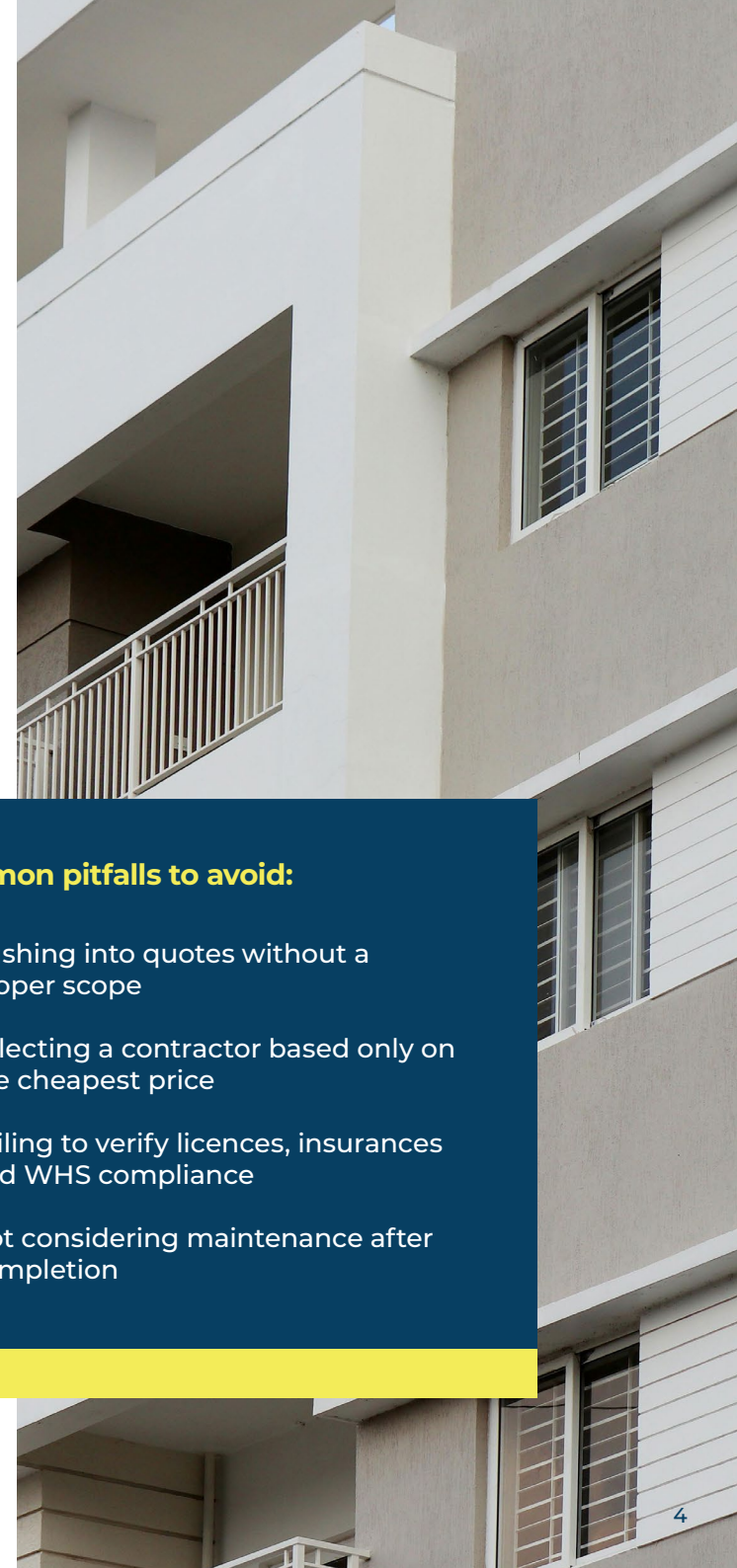
4.

Completion and Maintenance

At the end of the project you receive a formal handover which includes warranties, colour codes and recommended maintenance. A good provider will also offer a maintenance plan to extend the life of the paintwork.

Common pitfalls to avoid:

- ✗ Rushing into quotes without a proper scope
- ✗ Selecting a contractor based only on the cheapest price
- ✗ Failing to verify licences, insurances and WHS compliance
- ✗ Not considering maintenance after completion



Planning Stage

Laying the foundation for success

The planning stage is the most important part of any strata painting project. A well-prepared scope of works ensures that all parties understand what is included, avoids surprises and leads to more accurate pricing.

A good plan should include:

- ✓ A list of all areas and surfaces to be painted
- ✓ Details of the preparation required for each surface
- ✓ Information about repairs, sealant replacement or remedial work
- ✓ The paint system and product specifications recommended for your building
- ✓ Access requirements such as rope access, scaffolding or elevated work platforms
- ✓ Timelines and staging to minimise disruption to residents

Condition Reports and Technical Advice

For larger or more complex projects it is wise to obtain a condition report. A Painting Technical Consultant or Engineer can assess the building, identify substrate issues and recommend appropriate repair and coating systems.

Colour Planning

Colour is an important decision for Strata Committees. Engaging a professional Colour Consultant ensures your building remains modern, attractive and cohesive. It is also helpful to have large sample panels prepared before the project begins to avoid mid-project changes.



Tip for success

Involve owners early in the process when selecting colours or discussing timing. This helps avoid delays once work is underway.



Choosing The Right Painting Provider

Choosing the right painting provider is one of the most important decisions you will make in the project. The contractor you engage determines how smoothly the project runs, how much disruption residents experience and the overall quality of the finish.

Qualities of a reliable provider:

- ✓ Fully licensed and insured with coverage for public liability and workers compensation
- ✓ A proven track record with strata projects, including high-rise and multi-storey work
- ✓ A dedicated Project Manager who will communicate with the Committee and Strata Manager
- ✓ An on-site Supervisor present daily to manage painters and ensure compliance
- ✓ Clear and transparent quoting with detailed inclusions and exclusions
- ✓ A documented work health and safety management plan
- ✓ Clear and transparent quoting with detailed inclusions

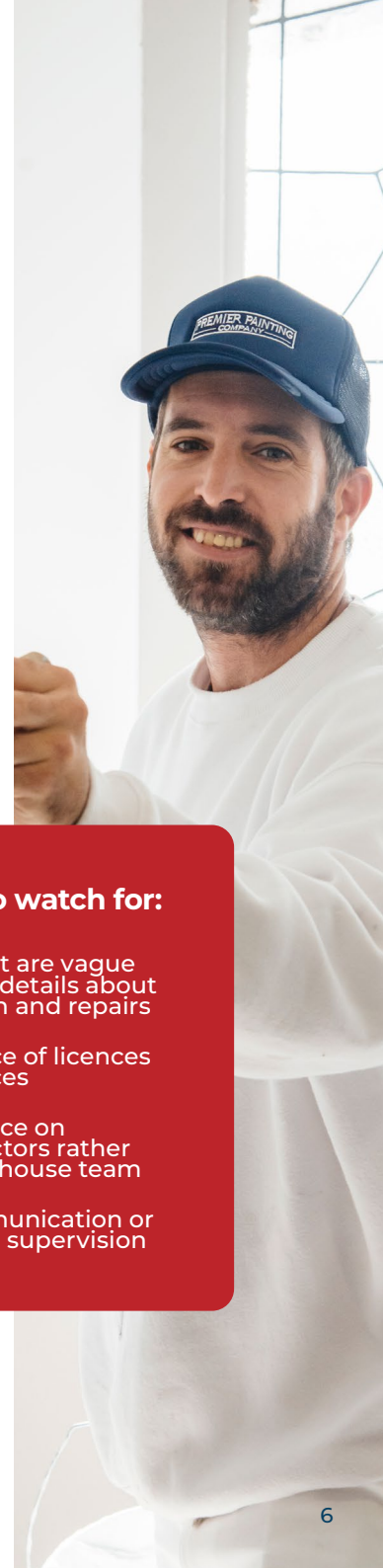
Price alone
should never
be the deciding
factor.

What should be in the quote?

- ✓ Clear description of preparation methods for all surfaces
- ✓ The exact brand and product system to be used
- ✓ Areas included and excluded from the scope
- ✓ Access methods (scaffolding, rope access, EWPs) and costs
- ✓ Timeframe for each stage of the works

Red flags to watch for:

- ✗ Quotes that are vague or missing details about preparation and repairs
- ✗ No evidence of licences or insurances
- ✗ Over-reliance on subcontractors rather than an in-house team
- ✗ Poor communication or limited site supervision



The Role Of A Painting Technical Consultant

For large or complex strata projects, engaging a Painting Technical Consultant provides additional assurance.

A consultant acts as an independent quality controller. They ensure the works are carried out in accordance with Australian Standards, manufacturer recommendations and the agreed scope.

What a consultant can do for you:

- ✓ Conduct an initial building condition report to identify substrate issues and existing defects
- ✓ Prepare a detailed scope of works that forms the basis for accurate quotes
- ✓ Specify the correct paint system for the building's environment and exposure
- ✓ Inspect the works at critical milestones such as washing, preparation and priming
- ✓ Provide photographic documentation of progress and compliance
- ✓ Issue a final report confirming works were completed to specification
- ✓ Prepare a paint manual with all colours, products and warranty information

Benefits of a consultant:

- ✓ Reduces the risk of disputes between the committee and contractor
- ✓ Ensures the work is done correctly the first time
- ✓ Provides documentation for future maintenance and warranty claims



During The Works

What to expect

When works begin you should expect clear communication, minimal disruption and visible quality control.

A well-managed site includes:

- ✓ Notices to residents outlining the timing and staging of works
- ✓ Safe access systems that protect both workers and residents
- ✓ Protection of property such as vehicles, gardens and common areas
- ✓ Daily or weekly updates from the Supervisor or Project Manager
- ✓ Clean and tidy work areas at the end of each day

Quality assurance processes:

- ✓ Washing and preparation checks before painting begins
- ✓ Verification of coating thickness and correct application
- ✓ Prompt defect logging and rectification as work progresses

It is reasonable to expect photographic progress reports. These are useful for keeping Strata Managers and Committees informed, particularly on larger projects.



Completion and Handover

At completion, a professional painting contractor will guide you through a structured handover process.

What you should receive:

- ✓ A final walkthrough with the Site Supervisor or Project Manager
- ✓ A checklist of any defects and confirmation that they have been rectified
- ✓ Warranty documentation for the products used
- ✓ A paint manual with details of colours, finishes and specifications
- ✓ Maintenance recommendations to extend the life of the coating

Why the paint manual matters

Without proper documentation, future committees will have difficulty matching existing colours and finishes. The manual also makes it easier to plan maintenance, saving time and cost in the long run.

A thorough handover means that future maintenance can be planned easily and any future repainting can match existing colours and finishes without guesswork.



Maintenance Planning

Maximise your investment

Paintwork is not a “set and forget” investment. Like any asset it requires care. A well-planned maintenance program can extend the life of your paintwork significantly, delaying the need for a full repaint and saving thousands of dollars.

Benefits of routine maintenance:

- ✓ Protects surfaces from UV, moisture and pollution damage
- ✓ Identifies cracks, leaks or sealant failures early
- ✓ Keeps the building looking clean and well cared for
- ✓ Preserves manufacturer warranties
- ✓ Delays the need for a full repaint

Recommended maintenance program:

- ✓ Annual visual inspections of the paintwork and sealants
- ✓ Soft washing or gentle pressure cleaning every two to three years
- ✓ More frequent cleaning for coastal buildings where salt damage is a risk
- ✓ Prompt touch-ups where required

Premier Painting Maintenance Plans

We offer tailored maintenance programs for strata buildings, combining scheduled washing, minor repairs and periodic inspections to keep your building in top condition.

Consistent maintenance can extend the life of your paintwork by three to five years, which significantly reduces long-term costs.

Why A Long Term Maintenance Plan Matters

A maintenance plan is not just about appearances. It saves money and supports the building's long-term condition.

A good plan will:

- ✓ Prevent minor issues from becoming major repairs
- ✓ Reduce resident complaints and disruption
- ✓ Avoids emergency repairs caused by neglected surfaces
- ✓ Extends the life of coatings, reducing the frequency of major repaints
- ✓ Regular inspections ensure sealants and coatings meet safety requirements
- ✓ Helps maintain compliance with manufacturer warranties and building codes
- ✓ Improved appearance of common areas, which supports rental and resale values



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 [next page](#).

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 and Risk Status Table

| | | |
|-----------|--|--|
| Low Risk | Project requirements | Who to call |
| | Product Specification only | Either Manufacturer's Rep, Colour Consultant or Painter |
| | Re-fresh, Colour change | Either Colour Consultant or Reputable Painter |
| | Minor Repairs & General Maintenance | Either Technical Paint Consultant or Reputable Painter |
| | Complete re-paint update with renovations | Either Architect, Technical Paint Consultant or Reputable Painter |
| | Annual Maintenance | Either Structural Engineer, Architect, Technical Paint Consultant or Reputable Painter |
| | Structural repairs along with complete repaint | Either Structural Engineer, Architect, Technical Paint Consultant or Reputable Painter |
| | Application of protective Membranes etc | Either Structural Engineer, Architect, Technical Paint Consultant or Reputable Painter |
| High Risk | | |

Premier Painting

Your trusted strata painting partner

Who We Are

Premier Painting has been a leader in professional painting services since 1997, specialising in strata, government and commercial projects in Sydney, Central Coast & Newcastle. With over two decades of experience, we understand the unique demands of Strata Managers and owners' corporations.

Why Strata Managers Choose Us

- ✓ **Fast Turnaround on Quotes** – We respond quickly, helping you meet tight timelines.
- ✓ **Minimal Disruption** – Our efficient processes ensure smooth projects with less inconvenience for residents.
- ✓ **Clear Communication** – Your dedicated Project Manager provides regular updates, while Supervisors are onsite daily.
- ✓ **Compliance Guaranteed** – We have a fully compliant WHS system and trained staff in rope access, EWP and abseiling.
- ✓ **Quality Control** – Regular audits by Project Managers or independent painting consultants ensure top results.
- ✓ **Experience with Strata Bodies** – 75% of our work is strata-related, making us highly familiar with SCA, OCN and Owners' Corporation requirements.

Specialised Strata Services

- ✓ Exterior & Interior Painting
- ✓ Height Access Painting
- ✓ Exterior Building Washing & Maintenance
- ✓ Rope Access Maintenance
- ✓ Line Marking for car parks and common area

The Premier Painting Difference

- ✓ Established over 25 years with a proven track record
- ✓ A large team of qualified painters
- ✓ Project Managers & Supervisors on every job
- ✓ Major sponsor of SCA NSW and supporter of OCN
- ✓ Award-winning service and Dulux and Master Painters accreditation
- ✓ Maintenance programs designed to extend paint life and reduce costs
- ✓ Safe, compliant and high-quality results guaranteed the unique demands of Strata Managers and owners' corporations.

Contact Details

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