



HOW A STRATA PROPERTY SAVED THOUSANDS IN MAINTENANCE

SCENARIO

A 5-storey strata property on the Gold Coast was in need of external repainting and maintenance. As the property was located only one block from the beach foreshore, it was thus exposed to all of the typical coastal elements. The building also had timber-framed windows in fair condition that were in need of painting in another 12 months' time. The initial project scope was to repaint the exterior masonry walls and deliver a modern colour change. The project was scheduled for completion over a 3-week period. Access to the external façade was completed by swing stage, because the building had mounting lugs installed.

SCOPE OPTIONS

Option 1 – Painting Walls Only

Site set up costs <i>Erection of temp fences, mobilisation of equipment and labour</i>	\$3,120
Access set up <i>Set up of swing stage equipment</i>	\$2,480
Painting <i>Pressure washing of walls & painting</i>	\$54,720
Access Hire <i>Swing Stage Access hire (minimum 4 weeks hire)</i>	\$11,012
Total	\$71,332

Option 2 – Painting Windows Only

Site set up costs <i>Erection of temp fences, mobilisation of equipment and labour</i>	\$2,230
Access set up <i>Set up of swing stage equipment</i>	\$2,480
Painting <i>Windows</i>	\$10,800
Access Hire <i>Swing Stage Access hire (minimum 4 weeks hire)</i>	\$11,012
Total	\$26,522

Option 3 – Painting Walls & Windows

Site set up costs – <i>Erection of temp fences, mobilisation of equipment and labour</i>	\$3,120
Access set up – <i>Set up of swing stage equipment</i>	\$2,480
Painting – <i>Pressure washing of walls & painting</i>	\$54,720
Painting – <i>Windows</i>	\$10,800
Access Hire – <i>Swing Stage Access hire (5 weeks)</i>	\$13,765
Total	\$84,885

OUTCOME

Painting the walls (option 1) and windows (option 2) sperately would have cost a total of \$97,854.

Combining the 2 projects (option 3) cost a total of \$84,885, saving the customer \$12,969.

RESULT

49% saving on the window painting due to smarter scope management.