



STRATA PAINTING IS NEVER JUST PAINTING

What every building owner needs to know

Strata painting projects often involve far more than surface-level work. Understanding what lies beneath the paint is key to avoiding budget blowouts, delays and poor outcomes.

Why surface appearance can be misleading

Most strata buildings experience ongoing exposure to weather, moisture and movement. Over time, this leads to hidden deterioration that must be addressed before painting can deliver a lasting result.



"You can have the best paint system in the world, but it's only ever as good as the surface it's applied to."



What remedial repairs include

Most common underlying works for strata buildings:

- ✓ Concrete spalling repairs
- ✓ Crack and joint repairs
- ✓ Render patching
- ✓ Timber repairs
- ✓ Sealant replacement
- ✓ Waterproofing (localised areas)
- ✓ Substrate stabilisation

If these issues are missed early, the paint system will fail prematurely.

Why can painting quotes vary so much?

Painting costs are relatively predictable. Repairs are not. Many defects are hidden and only revealed during works, which creates uncertainty at the quoting stage. This uncertainty comes from:

- Different contractor experience levels
- Varying approaches to repairs
- Hidden defects not visible at inspection
- Different risk assumptions
- Inconsistent scope definitions

HOW TO APPROACH A STRATA PAINTING PROJECT

Approach	How it works	Benefits	Drawbacks
Contractor led	Contractors inspect the building and quote directly	Low upfront cost, simple, fast	High variation in scope and pricing, lower certainty
Consultant led	Engineer or consultant diagnoses and documents the scope before tender	Better structure, clearer diagnosis, easier quote comparison	Upfront consultant cost, can feel expensive at tender stage
Hybrid or pre-diagnosed	Closer investigation is carried out before final pricing	Better budget certainty, stronger repair quantification	More upfront time and cost, requires trust and cooperation

The more clearly the scope is defined upfront, the more predictable the outcome.



Setting the project up properly

Clarity at the start determines how smoothly the project runs. Questions building owners should ask before entering a contract:

- What level of repair investigation has been completed
- What is the scope of repairs included
- What is excluded
- How repairs are being measured

It is critical to ask the question, is your painter a licenced builder?



"A lower price often reflects a less accurate scope, not better value."

Key Takeaways



Most strata painting projects involve repairs



Hidden defects drive cost uncertainty



Clear scope = better pricing and outcomes



Upfront diagnosis reduces risk



The cheapest quote is rarely the most accurate



Talk to the strata painting experts

Strata painting is a major investment. Taking the time to understand the full scope helps protect your building, your budget and your long-term maintenance plan.

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