



INTERCOAT

PAINTING

EBOOK

Managing a Lean Body Corporate:

Tips on maintaining your property and what to expect from a complete service.

intercoatpainting.com.au

 **INTERCOAT**
PAINTING SOLUTIONS

About Intercoat

Intercoat Painting are Brisbane's trusted team of residential and commercial painters.

With generations of combined experience in the paint industry, our passion goes beyond the roller to ensure that we provide the best advice, open communication and high quality customer service.



The energy that Intercoat Painting dedicates to painting Brisbane properties is beyond compare. We invest in the latest tools and techniques to help us give our clients the highest quality finish possible.

Our reputation is built on this commitment to best practice as well as on our unmatched work ethic, insightful product knowledge and proactive project management in every job.

Intercoat Painting services homes, body corporate buildings, and commercial properties across Brisbane. Wherever you are, whatever your project, we bring the the highest standards and finish quality to you.



Maintaining your body corporate property with a paint refresh



To say that a paint refresh only makes a property more aesthetically pleasing sells the service short of its many benefits that a fresh coat of paint brings to a body corporate building.

A quality paint job provides a protective coat for the substrate and also protects the finish against the harsh Queensland weather.

How else can a paint refresh help your body corporate?

- ✓ Increase the property value
- ✓ Modernise and update the property
- ✓ Make it easier to sell/find tenants with an increase in visual appeal
- ✓ Increase rental returns
- ✓ Help to protect the integrity of the property

Painting a body corporate is no easy feat – it's a big project. With so many parties involved and the need for minimal disruptions, it's essential to choose a painter who will help you tackle every challenge along the way.

Without the proper team of expert painters working alongside you to give a complete service from start to finish, you risk spending more of your time and money and losing the cooperation of stakeholders and residents.

A painter who is going to give you the full service will help you get the best results, maintain your results, and keep all parties happy.

What are these challenges that body corporate managers face when wanting to do maintenance? How can a trusted painter like Intercoat help by providing a complete service?



Challenges faced painting a body corporate building – and how to overcome them.



Challenge #1: Pitching the project to your stakeholders

When we look at what parties are involved in maintaining a body corporate property, the big decisions come down to the mutual agreement by all stakeholders. Pitching a project scope and deliverables to stakeholders calls for professionalism and expertise, anything short may cost you the support. Differing opinions and ideas can often cause disagreements if the project manager doesn't have a firm vision or confidence with the painter.

Solution:

Your painter needs to be able to sell the project vision to stakeholders – this means having a painter who has the expertise and experience to back up their pitch. Focus on a painter who is well presented and reputable. Intercoat provides trusted paint services in Brisbane with generations of experience to back up our deliverables. We focus on a process that informs stakeholders to get on board with the project and get excited for change and improvement with full confidence in the results.

Quick tip for residents:

When your body corporate is painting your building's facade, place any outdoor furniture indoors and out of the way of painters to prevent any delays, mishaps, or unwanted damage to your property.

Challenge #2: Getting the residents onboard and in the know

Residents are the heart of any body corporate. Most body corporate painting involves common areas in and around the property, so it's important to remember that the property is their home, and it's vital to keep disturbance to a minimum. If the residents aren't informed about when and where you plan to implement a project or start the roll out, it can create issues for them when coordinating their movements.

Solution:

Communication is critical– no surprises!

Ensure your painters are considerate, communicative, and well organised for the project ahead so that there is as little disruption as possible to any of the residents. Intercoat provides residents with pamphlets to inform a breakdown of the jobs required, and the schedules for different areas in and around the property. Residents are well aware of times and places in which maintenance is going to occur.

What should you expect from a complete service?



Painters who don't include the complete service into their work, are not worth your time and effort and could cause tensions with residents and stakeholders by implementing poor communication and project management.

It's essential to choose a tried and trusted painter who will offer a complete service from communicating to stakeholders, to caring for residents, to finishing with a quality paint job.

Project management – more than just painting

From beginning to end, Intercoat uses a proven process for each project that works. We understand that it's more than just painting; it's the project management that takes real energy and expertise. You should be confident in and reassured by your painter throughout the project. This is why Intercoat Painting puts your peace of mind first. Our complete service gives you the confidence to set the expectations your project deserves.

Our process strives to take the extra mile to ensure that we provide

- ✓ Strong communication with all parties before, during, and after completion of a project
- ✓ Professionalism and problem solving
- ✓ Expert advice
- ✓ High quality work backed by proven experience
- ✓ Assistance with preparation and planning of the project scope

- ✓ An unmatched work ethic
- ✓ The latest industry tools and techniques
- ✓ Strict quality control
- ✓ Premium results and paint finishes that you will love

The painter for everything and anything, everywhere and anywhere

The best and most efficient way to tackle all projects is to approach one painter who has the expertise and experience to cover all grounds – and don't settle for a painter who trips over at the smallest of obstacles. Intercoat provides our clients with the full servicing of a project, including everything and anything you need to finish to perfection. From painting the interior, exterior, decks, to specialty finishes – we specialise in all with experience to back it up. One painter, for one project.

Service above and beyond – the maintenance hereafter

You should finish a completed paint job with a good understanding from your painter of how to maintain the quality of the paint in the future.

A good painter comes in once every 5 – 10 years and refreshes your body corporate to keep it looking modern. A great painter gives you the option to refresh more regularly to keep maintenance more manageable.

Intercoat will offer advice specific to your project on how you can maintain your paint job. We also offer a 5 Year Workmanship Warranty stemmed from pure confidence in our work and finishes.

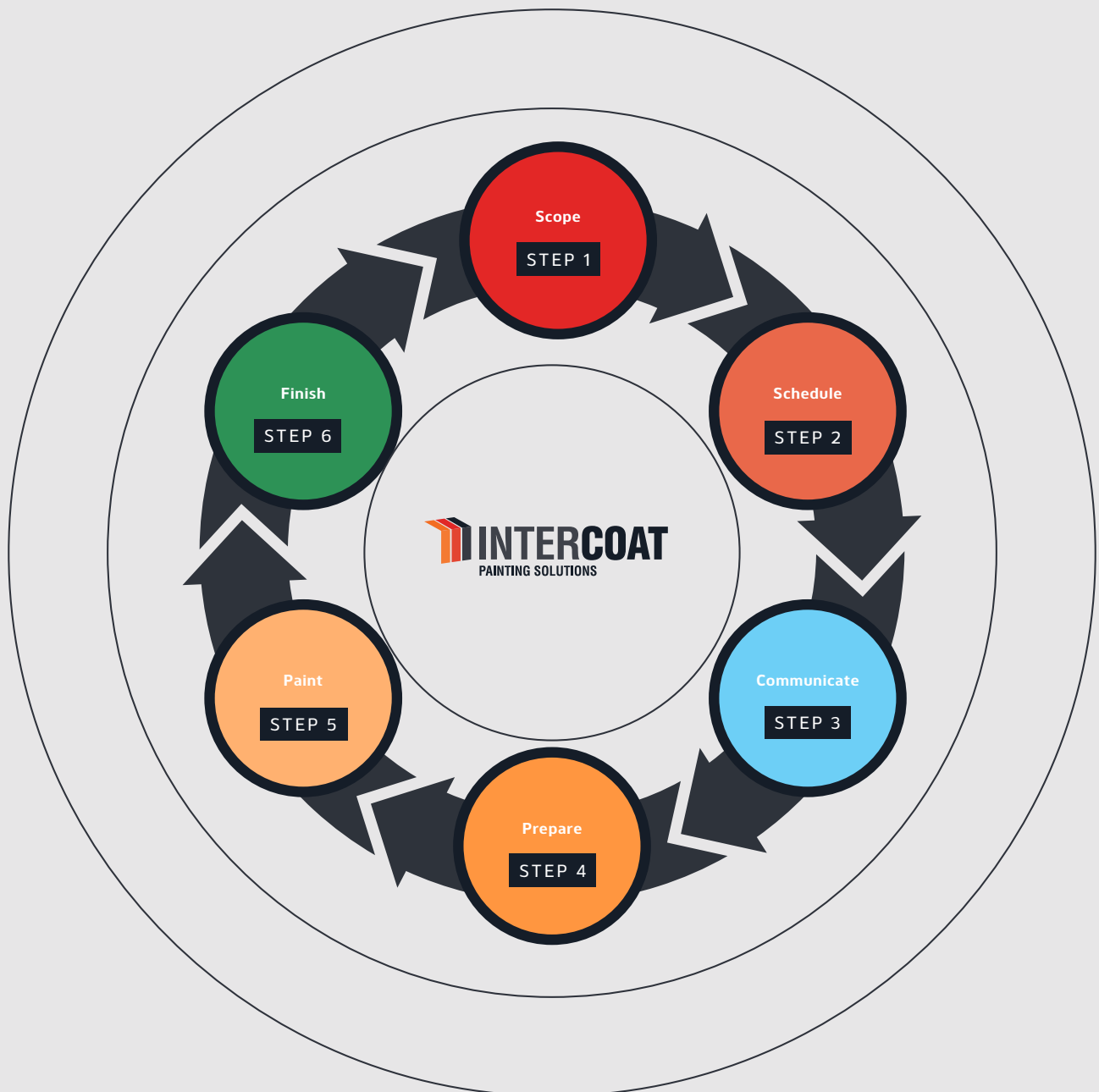


Final note

Managing a maintenance project on a body corporate property can be daunting.

With so many parties involved, it can get tricky to navigate the best approach to ensure the least amount of disruption to residents while keeping stakeholders happy. A project like a paint refresh can modernise the look of a body corporate property, making it a great option to keep potential buyers interested and property value up.

With all the challenges that come with painting a body corporate property, there are solutions like Intercoat painters in Brisbane providing complete services to every project they take on. With expertise, knowledge, professionalism, and passion, Intercoat can instil confidence in your body corporate maintenance venture.





Intercoat Painting's proven, efficient processes help developers and builders avoid costly setbacks.

Tell us how we can assist you with your project by requesting a free customised quote;
www.intercoatpainting.com.au/get-a-free-quote/

Or call 1300 100 202

Email estimating@intercoatpainting.com.au

