



Award Painting

SYDNEY PAINTERS SINCE 2007

Strata & Commercial **Capability** Statement.

Fixed, committee-ready painting scopes for owners corporations, strata managers and facility managers across Sydney's Upper North Shore and the Hornsby district.

LICENCE

NSW 222321C

INSURANCE

\$20M public liability

ESTABLISHED

2007

MEMBERSHIPS

Master Painters
Australia · HIA



WHO WE ARE

One licensed crew, from the first walkthrough to the last touch-up.

Award Painting Pty Ltd has painted Sydney homes and buildings since 2007. We work to one rule: the finish is decided in the preparation, so preparation is the part of the job we never compress. Every job runs under Licence 222321C with \$20M of public liability cover behind it.

We keep the service area deliberately tight, roughly 15 km around Hornsby. Short travel means reliable start times, the same crew from start to finish, and quotes given after a proper walkthrough rather than over the phone. We respond to every enquiry the same business day.

The fixed sequence on every job

- 01 Floors sheeted with canvas drop sheets, edge to edge.
- 02 Cabinetry wrapped, furniture grouped and masked.
- 03 Edges taped, fittings and glass protected, dust control in place.
- 04 Only then is a tin opened. Wash, scrape, sand, fill, caulk, prime.
- 05 Agreed coating system applied by brush, roller or spray.
- 06 Inspection, sign-off and a clean site every evening.

COMPANY	Award Painting Pty Ltd
TRADING SINCE	2007 , over 20 years of workmanship behind the paperwork
LICENCE	NSW Painting and Decorating Contractors Licence 222321C , verifiable on the NSW public register
INSURANCE	\$20M public liability , certificate of currency supplied with every quote
MEMBERSHIPS	Master Painters Australia · Housing Industry Association
SERVICE AREA	Upper North Shore and Hornsby district, within roughly 15 km of Hornsby
HOURS	Monday to Saturday, 7am to 5pm
RESPONSE	Same business day
CONTACT	0401 991 210 · awardpaintingsydney.com.au





SERVICES AND INCLUSIONS

Every surface in the building, one point of contact.

Common property, facades, carparks, apartment interiors and commercial tenancies, quoted as a fixed scope your committee votes on once.

Common-area interiors

- Lobbies, corridors and stairwells
- Lift surrounds and fire doors
- Ceilings, trims, handrails and doors
- Low-odour systems for occupied buildings

External areas

- Facades and rendered walls
- Balustrades, handrails and boundary fences
- Washdown and high-pressure cleaning first
- Coating systems chosen for Sydney weather

Carparks, plant and storage

- Carpark walls, columns and line work
- Storage areas and plant rooms
- Epoxy floor coatings, flake or solid colour
- Anti-graffiti coatings where tags recur

Full building repaints

- Staged as a single programme
- Facade in one budget cycle, interiors in the next
- Each stage with its own itemised figure
- No re-quoting from scratch between stages

Apartment interiors

- Pre-sale repaints and between-tenancy refreshes
- For owners, landlords and property managers
- Lift protection and access arranged with building management
- Sheeted floors, masked kitchens and wardrobes

Commercial painting

- Offices, shopfronts, warehouses and common areas
- Scheduled around trading hours
- Compliance paperwork sorted before we start
- Spray finishes for large areas and doors

Specialty coatings on the same licence

Waterproofing membranes for balconies, planter boxes and external walls · Anti-graffiti coatings · Epoxy garage and carpark floors · High-pressure cleaning · Spray painting · Low-VOC systems · Deck staining · Painting maintenance programmes with scheduled inspections and touch-ups.



HOW WE RUN A STRATA PROGRAMME

Vote on the scope once. Then it stays voted.

- 01 Same-day response, then a walkthrough**
Every strata enquiry is answered the same business day. We walk the building before a number is written down.
- 02 A fixed written scope**
Which surfaces are included, the preparation each receives, the coating systems, the number of coats and the cost of each stage. Not one unexplained price.
- 03 Staged pricing across budget cycles**
A full repaint is capital works; touch-ups are maintenance. The facade can sit in one cycle and internal areas in the next, without going back to market.
- 04 Variations in writing, before they start**
Anything genuinely outside the approved scope is documented, priced in writing and approved by the owners corporation first. Never a surprise line on the final invoice.
- 05 Resident notices and one point of contact**
Before work starts near a lot, residents receive written notice with dates and access windows. Notices, staging questions and concerns come to one person, not the committee lot by lot.
- 06 Daily site routine**
Drop sheets, masking and barriers go up each morning; the site is packed down and left clean each evening. A route in and out stays open, and entries, corridors and carpark bays are never all closed at once.
- 07 Handover and record**
Inspection with your representative, sign-off, and a scope record of which coating systems went on which surfaces, so future touch-ups match.



Occupied buildings

Low-odour systems where appropriate, lift protection, access and working-hours rules agreed with building management before day one, and rooms left tidy and walkable every evening.

Maintenance programmes

Scheduled inspections and touch-ups that keep a building presentable between major repaints and push the next one years further out.



THE QUOTE PACKAGE

What lands on the committee's table.

Everything an owners corporation or facility manager needs to compare like with like and keep for the building's records.

Included in every strata or commercial quote

- ☐ **Fixed written scope**
Surfaces, preparation per surface, coating systems and coat counts.
- ☐ **Itemised pricing by stage**
So the work can be split across budget years.
- ☐ **Licence details**
NSW Painting and Decorating Contractors Licence 222321C, checkable on the public register.
- ☐ **Certificate of currency**
\$20M public liability, supplied alongside the quote.
- ☐ **Resident notice wording**
Dates and access windows, ready to distribute.
- ☐ **Coating record on completion**
Which system went on which surface, for future matching touch-ups.
- ☐ **Free colour consultation**
Valued at \$275, scheme sampled on the actual walls in site light.

How to compare painting quotes

Quotes for the same building routinely differ by thousands of dollars because the scopes differ, not the paint. Before comparing totals, compare these four lines. Ours are itemised so you can.

Preparation standard

Wash, scrape, sand, fill, seal, prime, or "two coats over existing".

Coat count and system

Which primer, which topcoat, how many coats on each surface.

Repairs included

Drummy render, cracked plaster, rusted balustrades, rotten sills.

Access allowance

Planks, scaffold or elevated work platforms as their own line.

WHAT MOVES THE NUMBER

Preparation

Flaking paint, chalky render, water stains and mould add labour days before the first coat.

Access and height

Stairwell voids, high gables and full facades need planks, scaffold and stricter controls.

Substrate

Render, brick, cement sheet, weatherboard and cedar each need their own system.

Colour change

Dark to light or light to dark needs tinted primer or a third coat.

Trim density

Balustrades, doors and multi-pane windows are slow brushwork, not roller work.



WHAT CLIENTS SAY

On time every day, and the paperwork to match.

★★★★★

Quality job for an outstanding price. The team had attention to detail and we are very impressed. They were on time everyday and efficient. Definitely recommend.

Ryan C
Beaumont Hills

★★★★★

I am very happy with the work done. Did a good job. Knew his stuff. Rodney and the team are very helpful hardworking and professional.

Craig M
Berowra

★★★★★

One of the best trades I ever met! Appreciate your fast and very reliable service.

Mikhail
Macquarie Park

Buildings we paint

Townhouse complexes, walk-up blocks and larger apartment buildings across the Upper North Shore and Hornsby district, plus offices, shopfronts and warehouses that need painting around trading hours.

Hornsby

Wahroonga

Turramurra

St Ives

Pymble

Gordon

Killara

Waitara

Asquith

Thornleigh

Epping

Macquarie Park

Chatswood

40+ surrounding suburbs



Next step: let us walk the building.

Send the address and a rough scope and we confirm coverage, timing and a walkthrough date the same business day. Happy to present the scope at a committee meeting and answer questions on staging, access and notices.

0401 991 210

Mon to Sat, 7am to 5pm

awardpaintingsydney.com.au

\$0 CALL-OUT · FIXED PRICE IN WRITING