Strata painting walkthrough

Give every bidder the same brief. Walk one representative floor, then look for the exceptions that change the work on another floor or in another building.

Set the scope

- ☐ Walk a typical floor. Record walls, ceilings, door faces, frames, railings and surfaces to leave alone.
- ☐ Separate repeated layouts from exceptions such as the lobby, end corridors and previously repaired areas.
- ☐ Confirm which doors, balconies or suite entries council wants priced and who will arrange access.

Plan access with residents

- ☐ List the shared routes that need to stay usable, including entries, elevators and service areas.
- ☐ Identify who issues notices, who receives access questions and which hours the building can accommodate.
- ☐ Choose the first work zone and flag deliveries, visitor traffic or other trades that affect the sequence.

Compare proposals and hand back

- ☐ Ask each bidder to list preparation, coatings, exclusions and access equipment against the same scope.
- ☐ Separate the base project from optional phases. Record the council decision date and who approves changes.
- ☐ Choose a handback contact and agree how colour records, touch-ups and a final walkthrough will be handled.

Council notes

Typical floor, exceptions, decision date and next person to speak with