

01 The 30-storey building presents a striking symmetrical façade to the skyline of Surfers Paradise.



A Smart New Finish for Sentinel

A 30-storey luxury residential tower, Sentinel stands tall in the heart of Surfers Paradise, on the foreshore of the iconic Budds Beach. The building presents a striking symmetrical façade to the skyline of Surfers Paradise. It contains a mix of two- and three-bedroom apartments on lower and mid floors, and whole-floor sub-penthouses on the upper levels. All apartments are infused with luxury, providing a resort-style lifestyle for residents. Living spaces are generous, and feature sliding glass doors with access to the large functional balconies, which possess commanding views out over the Pacific Ocean.

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Sentinel was completed in 2001, and in the course of a regular planned maintenance cycle, it was recently given a full external repaint, from top to toe. This was combined with a round of relatively minor remedial and rectification works, including resealing of balconies, treatment of rust on steel window frames, and the treatment of minor areas of concrete cancer on balcony soffits.

The challenges presented by the repainting of such a prominent tower are partly specific to the coastal location, and partly specific to the height and articulation of the building. Minimising disruption to residents and completing the works without accessing apartment interiors was essential. As such, the painting process was handled by a team of up to ten painters from Higgins, using a mix of swing stage scaffold and rope-work (abseiling), depending on the part of the building being painted at any given time.

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In addition to the above requirements, it was also important to have a product and application method that met certain criteria. This included limiting paint flick from the rollers due to wind and preventing overspray during the painting process. Maintaining a 'wet edge' was also important, as was the need to limit visible bands or shadow lines, allowing for a smooth paint finish on all external surfaces, the majority of which were off-form concrete panels.

The project manager appointed by the body corporate, Integrity Coatings, in turn appointed Taubmans as the project paint and coatings partner, as an extension of a three-year ongoing relationship. Integrity Coatings then engaged Higgins, the commercial painting contractor, to carry out the works. Taubmans was selected for two simple and compelling reasons: excellent and economical products, combined with excellent service to ensure the project was delivered efficiently, on time and on budget.

The Taubmans products used for the exterior repaint were Armawall and Armashield. Armawall was an ideal product for the project due to functional and aesthetic criteria: its high resistance to carbon dioxide penetration and salt penetration were essential for the success of the project, and the aesthetic qualities ensured an attractive and durable satin finish.

In addition to Taubmans products meeting the project's high performance requirements, the service offered by the company was second to none. As Paul Dolbel of Integrity Coatings said, "Taubmans was very diligent and took full ownership of the project." The service included the assessment of a range of key criteria, and took the form of regular site attendance to ensure that the application standards were being met over the course of the fourteen-week project.

Taubmans' inspections and advice included quality control (QA) in general; workmanship of the painting application; cleanliness of the job site; assessment

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of dry film thickness; and the assessment of residual salt readings between coats. As reported by Integrity Coatings' Paul Dolbel and Higgins' project painter Matt Kennedy, Taubmans went out of their way to make the job as painless as possible: for painter, project manager and ultimately for the body corporate management responsible for the building.

By all accounts, Taubmans local Trade Centre Manager and the Sales Representative were highly responsive and always on-hand when required, quick to respond to queries and deeply knowledgeable about the company's products and their application requirements. Orders for supply of product were actioned within 24 hours or quicker, ensuring that there were no delays.

Maintenance repaints of modern architectural towers present unique demands for body corporate management, requiring them to deliver the best and most durable outcome with minimal disruption to residents. At Sentinel, a full repaint of the building has been executed successfully, negotiating all challenges to ensure the finish of the tower is fit for another ten years. The success of the project hinged on the application of the best product, combined with the best support service to ensure quality outcomes. Only Taubmans could meet this challenge, exceeding the expectations of strata manager, project manager and painter alike.