

**Dulux**<sup>®</sup>

CASE STUDY

# Bel Air Apartments



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# Project Overview

## Bel Air Apartments

2633 Gold Coast Hwy, Broadbeach QLD 4218

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**Client** Bel Air Apartments Body Corporate Committee

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**Project Manager** Asset Project Management

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**Applicator** Higgins Coatings

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### Range of products utilised



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**Works** Repaint and remediation of 3 high rise towers and common area.

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## Background

With decorative turrets, tiled roofing and a vibrant blue and white colour scheme across three high rise towers, the Bel Air Apartments are a Gold Coast icon. Instantly recognisable to locals and accommodating 263 apartments and 12 retail outlets, the resort-style buildings have become a treasured feature of the busy Broadbeach skyline.

Built in 2001, the Bel Air Apartments are located in a highly corrosive C5 environment positioned directly opposite to the ocean and situated near the busy Gold Coast Highway and tramline. Repainted in 2011, the building's exterior facade was starting to show signs of weathering and staining. Concrete spalling also started to appear on sections of the building's exterior, and the original colours has faded significantly by late 2022.

Members of the Bel Air Body Corporate Committee engaged Asset Project Management Director, Adrian Butcher to set out a scope of works to refurbish and restore the Bel Air Apartments. Higgins Coatings was awarded the project and began the extensive nine-month repainting and remediation process in February 2023.





## The Challenge

The Bel Air Apartments restoration presented several key challenges to the project team, which required careful consideration of the system of products to be applied.

First, given the coastal location and highly corrosive C5 environment, the products on the exterior surfaces needed to be high performance systems that could resist salt air, high UV radiation and airborne dust and dirt from traffic.

Access was another key challenge for the project team. The Bel Air Apartment towers stand 20 storeys high, with unique architectural features on the roof including spire shaped turrets and a large decorative moulding around the perimeter that required sections to be replaced. As a result, the system of products required to repaint the exterior needed to accommodate the access challenges by being able to be applied using a combination of spray, roller and brush.

Careful consideration was also required on the colour scheme. Given the Bel Air Apartments is a Gold Coast icon, the project team wanted to restore the exterior façade back to its original heritage colours, however in a more modern timeless manner.

The works also needed to be staged to minimise disruption as the Bel Air Apartments were occupied during the refurbishment. According to David Murden, Higgins Branch Manager (Queensland), this required careful planning and execution by Higgins Coatings and APM to deliver the project on time.

“With extensive experience in commercial repainting, Higgins Coatings were able to provide a comprehensive rope access plan to complete the job efficiently and with minimal disruption,” David explains. “Our team were also able to adjust the labour force as necessary, at times having up to 10 painters on site to successfully deliver this project.”



# The Solution

Adrian Butcher at Asset Project Management leveraged his strong working relationship with Dulux Specification Manager, Casey Ngatai. Casey wrote the detailed specifications for the wide range of products and systems required to repair and protect the various substrates, and provided full project support throughout.

## Successfully tackling a complex façade restoration

To resolve the concrete spalling issues on the façade, Emer-Patch Primer and Emer-Patch Repair were used to seal and restore. As the structure is built with steel reinforced concrete, a high build protective elastomeric membrane coating of Dulux Acratex AcraShield was applied as the topcoat. With its anti-carbonation properties, it protects the steel throughout the concrete from corrosion. Dulux Acratex AcraShield is also weather resistant and has crack bridging capabilities which can accommodate crack movement of up to 0.9mm (6 x DFT - Dry Film Thickness) to achieve long term protection.

The tower spires, which are in constant sunlight, are highly prone to masonry cracking, therefore another Dulux Acratex high performance elastomeric membrane was used, this time Dulux Acratex AcraSkin. With its leading crack bridging protection, AcraSkin can accommodate crack movement of up to 2.7mm (9 x DFT - Dry Film Thickness). Additional benefits of Dulux Acratex AcraSkin are its weatherproofing properties, high solids and high film build (300 micron in two coats), water resistance and vapour permeability, ensuring long term exterior durability especially in this coastal environment.

## Meeting the challenges of a coastal location and highly corrosive C5 environment

A high-performance protective coatings system was required on the Bel Air Apartments' external steel substrates, which are exposed to the elements. A two coat Dulux Protective Coatings system was applied to the aluminium awning frames, bollards and balustrades.

Dulux Durebild STE was applied as a primer. This highly versatile, two-pack, high solids, surface tolerant epoxy is a proven primer on suitably prepared steel and concrete. Dulux Weathermax HBR was then applied as a topcoat. Weathermax HBR is a high build, re-coatable polyurethane coating used over a wide range of suitably primed substrates, including aluminium. It exhibits excellent gloss and colour retention during extended service periods in severe marine environments and in extreme UV exposure.

This two coat Dulux Protective Coatings system ensures longevity and maximum protection of the Bel Air Apartments' substrate.

## Colour advice & support

Dulux supported Asset Project Management and Higgins Coatings with colour advice and a variety of colour selections, providing onsite painted samples for the committee to make their final decision. Following the onsite trials, Dulux Mt Aspiring and Dulux Blue Fin were chosen as Bel Air's main paint colours.



# Project Outcomes

As Director of Asset Project Management, Adrian credits Casey's extensive product knowledge and excellent support for contributing to the success of this project and many others he has managed over the years.

"When I'm engaged by a client, I contact Casey to attend the site and write the specification. This positive relationship is vital to APM and our ability to deliver successful outcomes," Adrian says.

Dulux representatives carried out regular inspections and issued Project Activity Cards as the painting progressed.

"Dulux issues independent reports to ensure the correct volume of coatings is being applied, and that allows the warranties to be signed," Adrian says. "I only use manufacturers that have an after-service program in case there's a future issue. Dulux are very easy to deal with. In the rare case that there is an issue, they'll work closely with us to ensure it is resolved quickly."

Higgins Coatings also worked closely with Casey and the local Dulux team throughout the project.

"The Dulux support and service was integral in ensuring prompt delivery and supply of the large volumes of paint required for a job of this size and nature," David says.

Casey Ngatai, Dulux Property Services Manager QLD was delighted with the outcome of this project and noted "the collaborative process between Dulux, Asset Project Management, Higgins and the Body Corporate is testament to the success of the refurbishment of this iconic Gold Coast project, and it was rewarding seeing the progress throughout the project to the completion".

# Delighted clients

Newly restored, the Bel Air Apartments are once again showcasing the bright colours that complement their distinctive heritage architecture.

Apartment owner and Body Corporate Committee member, Wendy Drysdale is delighted with the refreshed and vibrant finish on the buildings.

“The painters were all very polite and courteous, and the new colours came up beautifully. The committee is very happy with the results,” Wendy says.

## Products Specified

### Dulux Protective Coatings



#### Service area roller doors

**Substrate: Painted mild steel**  
DuSpec+ Spec No: AUDU00220

Dulux Protective Coatings Durebild STE-PC237 Two Pack Epoxy  
Dulux Aquanamel Gloss

#### Awning frames

**Substrate: Previously powder coated aluminium**  
DuSpec+ Spec No: AUDU04023

Dulux Protective Coatings Durebild STE-PC237 Two Pack Epoxy  
Dulux Protective Coatings Luxepoxy 4 White Primer Two Pack Primer  
Dulux Protective Coatings Weathermax HBR Two Pack Gloss

#### Door frames

**Substrate: Painted mild steel**  
DuSpec+ Spec No: AUDU03650

Dulux Protective Coatings Durebild STE-PC237 Two Pack Epoxy  
Dulux Protective Coatings Weathermax HBR Two Pack Gloss

#### Hoods over service doors

**Substrate: Painted mild steel**  
DuSpec+ Spec No: AUDU00270

Dulux Protective Coatings Durebild STE-PC237 Two Pack Epoxy  
Dulux Weathershield Low Sheen

### Dulux Acratex



#### Roof top spires

**Substrate: Painted concrete walls**  
DuSpec+ Spec No: AUAC01393

Emer Primer Non Porous Primer  
EMER Emer-Proof Advanced  
Dulux Acratex AcraSkin Low Gloss

#### Main building walls, columns & EPS trims

**Substrate: Painted concrete block, brick, masonry**  
DuSpec+ Spec No: AUDU04407

Dulux Acratex Green Render Sealer  
Dulux Acratex AcraShield Advance

### Dulux



#### Downpipes & other plumbing pipes

**Substrate: Painted polyvinyl chloride (PVC)**  
DuSpec+ Spec No: AUDU00428

Dulux Precision Maximum Strength Adhesion Primer  
Dulux Weathershield Low Sheen

#### Louvres – timber

**Substrate: Painted timber trim**  
DuSpec+ Spec No: AUDU02530

Dulux Prepcoat 1 Step Oil Primer Sealer Undercoat  
Dulux Weathershield Low Sheen

#### Exposed beams & rafters

**Substrate: Painted timber trim**  
DuSpec+ Spec No: AUDU02530

Dulux Prepcoat 1 Step Oil Primer Sealer Undercoat  
Dulux Weathershield Low Sheen

#### Awning soffits

**Substrate: Painted compressed fibre cement (CFC) façade panels**  
DuSpec+ Spec No: AUDU00508

Dulux Acratex Acraprime Solvent Based Clear  
Dulux Weathershield Low Sheen

#### Car park pillars

**Substrate: Painted concrete walls**  
DuSpec+ Spec No: AUDU04400

Dulux Acratex Green Render Sealer  
Dulux Weathershield Low Sheen

#### Slab edges & concrete soffits

**Substrate: Painted concrete walls**  
DuSpec+ Spec No: AUDU04400

Dulux Acratex Green Render Sealer  
Dulux Weathershield Low Sheen



At Dulux, we leverage our deep expertise to support architects, interior designers, builders and engineers to design and build with confidence.

More than 100 years of experience and an unrelenting focus on quality and innovation allows us to back the experts with premium products, industry-leading service and trusted end-to-end advice.

“We’re here to help our partners to imagine and create better places and spaces to live, work and play.”

**Peter Wood**  
Dulux Commercial Business Manager



### Quality

Our products are formulated using advanced chemistry and science to deliver highly technical construction solutions that exceed expectations.



### Transformation

Our coating solutions offer colours, patterns, textures and finishes that transform surfaces while providing long-lasting protection.



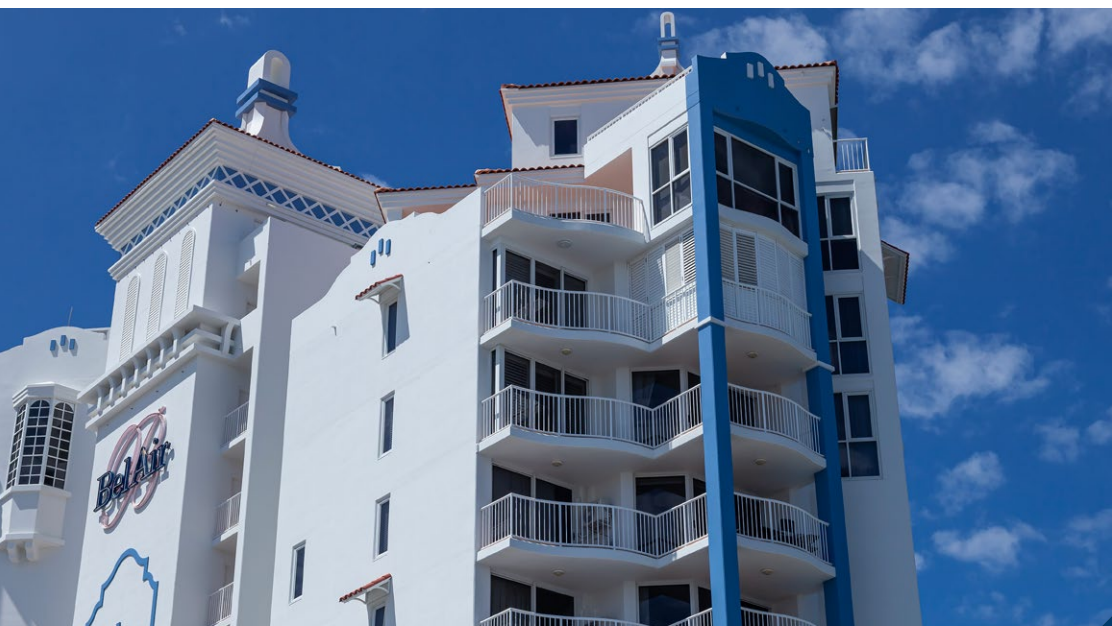
### Reliability

Our solutions offer proven and reliable performance, giving you the confidence of straightforward application and a durable finish.



### Expertise

Our responsive team provides specialist product support, technical assistance and expert problem solving when and how you need it.



# Our Brands

Dulux's brands have been trusted for generations.



## Dulux Interior and Exterior Paint

Dulux is Australia's most trusted paint brand\*. From Wash&Wear® to Professional SteriGuard®, our high-performance paints and coatings are tailored to meet the Australian market's unique needs. Dulux paints offer standout results across an extensive range of more than 4,800 colours.

\* Reader's Digest 2023



## Dulux Powder Coatings

Dulux offers a wide range of premium powder coatings in Australia and New Zealand. Our extensive range of standard and custom architectural coating solutions are backed by extensive testing that ensures exceptional product performance and durability.



## Dulux Protective Coatings

Dulux Protective Coatings offer high-performance protection for metal and concrete assets including buildings, infrastructure, facilities, plant and equipment. Our tailor-made coatings and maintenance systems ensure your assets are effectively protected, even in the most demanding conditions.



## Dulux Avista Concrete Coatings

Avista offers professional decorative concrete solutions for new and existing concrete areas. Suitable for indoor and outdoor applications, our decorative surface products add colour, texture and patterns to driveways and concrete spaces in commercial and residential projects.



## Dulux Acratex Coatings and Cladding

Dulux Acratex provides high-build facade coating systems for residential and commercial projects. Designed with the Australian built environment in mind, Dulux Acratex render coatings and external cladding solutions add style, protection and durability to diverse construction and maintenance projects.



## Fosroc Concrete Waterproofing and Repair Solutions

Fosroc delivers world-class solutions for a broad range of above or below ground construction and maintenance projects including waterproofing, concrete repair, grouts, sealants, protective coatings and industrial flooring.



## Emer

Protecting Australian buildings for over 35 years, Emer offers complete waterproofing, decorative and protective coating system solutions.



## Porter's Decorative Finishes

Porter's decorative finishes combine the latest technology with traditional methods and the finest raw materials to provide a superior finish. From modern paints to lime and cement-based products and reactive metallic finishes, our proprietary tinting system creates beautifully rich and unique colours.



## Intergrain Timber Finishes

Intergrain's timber finishes are Australia's high performance woodcare products. Our range of premium stains, varnishes, clear finishes, oils, paints and polishes are easy to apply and deliver a professional finish that preserves, protects and enhances timber's natural beauty.



## B&D Roller Doors

Since 1956, B&D has manufactured more than five million garage doors and grown into an iconic Australian brand. As respected specialists in garage door and shutter solutions, our innovative products and designs have had a profound impact on urban streetscapes worldwide.



## Admil Sealants and Adhesives

Admil have a range of sealants and adhesives for the construction market including 100% silicone sealants, Industrial grade sealants, polyurethanes and construction sealants.



## Lincoln Sentry Cabinetry and Hardware

One of Australia's leading suppliers and distributors of hardware and components to the cabinet and furniture making industry; the window, door and glazing industries and the niche industrial tape and insulation markets.



**Dulux**

## The Dulux Property Solutions team are here to support you.

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