

CASE STUDY

Mandalay St Kilda

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Project Overview

The Mandalay

St Kilda, VIC

Project Name	The Mandalay
Project Address	18 – 20 The Esplanade St Kilda
Painting Contractor	Programmed Property Services
Body Corporate Manager	Gough & Associates
Project Works	Full Exterior Repaint/ Internal Stairwells
Project Date	01/01/22 – 01/12/22

Range of products utilised



Background

Mandalay is an iconic Art Deco apartment building boasting an elevated beachfront location in Melbourne's celebrated St Kilda. Perched on the Upper Esplanade directly across from the vibrant foreshore, the complex offers uninterrupted views across Port Phillip Bay.

Built in 1935, Mandalay represents an era when middle-class Melbournians embraced apartment living. The building's architecture, decorative geometric patterns and bold colours are typical of the period's dominant design style, Art Deco. However, by the 1990s, the complex had become neglected and was slated for demolition. Thankfully, community action saved Mandalay, which is now heritage listed.

In 2022, Programmed Property Services was engaged to provide a complete refurbishment of this Melbourne landmark. They engaged Dulux as the project's leading paint partner due to our extensive portfolio of brands and products and our team's expertise and respected technical advice.



MANDALAY



The Challenge

Mandalay's external facade and internal common areas hadn't undergone a major refurbishment since the mid 1990s. Over time, the building's masonry had become damaged and weathered, with severe colour fading. Inside, common areas were showing significant wear and tear from a dated colour scheme. Exterior steel substrates including handrails, poles and balustrades were also flaking.

The rear apartment building, built in 1988, was designed to contrast with the original building. It was constructed using modern materials, including concrete-rendered panels and aluminium windows. Significant expertise and careful consideration were required to develop a

proposed system of products to repaint the internal and external substrates as part of the refurbishment. Mandalay's proximity to the ocean means it is subject to extreme weather, the existing coatings were in various states of disrepair, and the building would be occupied during

the refurbishment. Restoring Mandalay's heritage facade to reflect its 1930s palette and blending the original and new sections of the building were critical aspects of this project.





The Solution

The Dulux Construction Solutions Property Services team worked closely with Programmed Property Services and Mandalay's body corporate manager, Gough Partners and Associates, to develop a detailed project specification and proposed colour scheme for the refurbishment project.

Heritage-driven colour scheme

Dulux supported Programmed Property Services with colour advice and onsite samples to aim for a range of colour schemes. The aim was to restore the front facade to its original colours while providing a timeless, modern and considered palette that united the old and new sections of the complex.

Due to the Mandalay's exposed coastal position, the facade's original colours had faded significantly, and the paint had weathered. By assessing the spectrum of each of the remaining colours, Dulux made recommendations on the most appropriate palettes to use to replicate the 1930s facade.

In consultation with Programmed Property Services, the Dulux Construction Solutions team created proposed colour schemes for the entire complex. Then, using a range of digital overlays, A4 colour Dulux brush-outs, sample pots and onsite testing, we supported the body corporate committee in making a final decision on the colours to be used.

Facade and external masonry restoration

Remediation of the heritage facade and external masonry walls required careful consideration as the substrate condition varied across the complex. Sections included oxidised render with embedded rust spots, peeling and flaking of the existing render, and bridge cracks.

In consultation with the technical specification team at Dulux, *Intergrain UltraPrep Cleaner* and Dulux Protective Coatings *Durebild STE* were specified. *Intergrain UltraPrep Cleaner* was applied to clean the surface and *Durebild STE* to treat the rust spots and act as a barrier coating to prevent the rust from reappearing. A high build protective elastomeric membrane coating of Dulux *AcraSkin* was then used as a topcoat. Dulux *AcraSkin* conforms to AS4548 Long Life Coatings for Masonry Protection, it provides long-lasting protection due to its crack bridging capabilities, water resistance and anti-carbonation properties and is perfect for protection of masonry in a coastal environment.

Ensuring indoor air quality

Due to the building being occupied during the restoration project, a very low volatile organic compound (VOC) system of Dulux *envirO2* was applied on the internal masonry walls. Dulux *envirO2* is a low-odour, stain-resistant and washable solution that offers a durable finish.

Protecting steel substrates

The Mandalay's location is in a highly corrosive coastal environment, therefore, all external steel substrates exposed to the elements required a protective coatings system. External steel handrails, balustrades, poles and gates were painted with Dulux Protective Coatings *Durebild STE* and *Weathermax HBR* to ensure longevity and maximum protection.



MANDALAY

Products Specified

Dulux Acratex



Carpark Stairwell Surrounding Walls, Substrate: Painted Masonry Surfaces

DuSpec+ Spec No. AUAC00577

*Dulux Protective Coatings Luxaprime UMP Primer
Dulux Acratex AcraSkin Low Gloss*

Painted Textured Render

Substrate: Painted Cement render

DuSpec+ Spec No. AUAC00265

*Dulux Acratex AcraPrime Solvent Based Clear
Dulux Acratex AcraSkin Low Gloss*

Dulux Protective Coatings



Car Park Gate & Balustrade

Substrate: Painted Hot Dip Galvanised (HDG) steel

DuSpec+ Spec No. AUDU04013

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

Hand Rails Exposed

**Substrate: Painted Zinc Coated
Steel/Galvanised Steel**

DuSpec+ Spec No. AUDU04013

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

Hand Rails,

Substrate: Painted Mild Steel

DuSpec+ Spec No. AUDU03812

*Dulux Protective Coatings Luxaprime Zinc Phosphate Primer
Dulux Protective Coatings Metalshield Prem UV Resistant Enamel
Topcoat Gloss*

Dulux



Door Frames

Substrate: Painted Zincaneal®

DuSpec+ Spec No. AUDU04689

*Dulux Precision Maximum Strength Adhesion Primer
Dulux Aquanamel Semi Gloss*

Doors

Substrate: Painted Timber Trim

DuSpec+ Spec No. AUDU04345

*Dulux Precision High Opacity Stain Blocker
Dulux Precision Maximum Strength Adhesion Primer
Dulux Aquanamel Semi Gloss*

Fascia

Substrate: Painted Timber

DuSpec+ Spec No. AUDU01216

*Dulux 1 Step Oil Primer Sealer Undercoat
Dulux Weathershield Semi Gloss*

Timber Slatted Eaves

Substrate: Painted Timber

DuSpec+ Spec No. AUDU01216

*Dulux 1 Step Oil Primer Sealer Undercoat
Dulux Weathershield Semi Gloss*

Windows Frames

Substrate: Painted Lead Based Surface

DuSpec+ Spec No. AUDU04621

*Dulux 1 Step Oil Primer Sealer Undercoat
Dulux Aquanamel Gloss*

Interior Common Areas

Substrate: Painted Concrete block, brick, masonry

DuSpec+ Spec No. AUDU04535

*Dulux Professional Total Prep
Dulux enviro2 Interior Low Sheen*

Project Outcomes

The owners were appreciative that the building was able to be restored and in particular preserved with colours that blend the old and new sections of the building as well as compliment the brick work.

“ We’re really proud of what we’ve been able to accomplish with the painting restoration at Mandalay, St Kilda. Working with Dulux on the specification ensured the correct application and methodology appropriate to both heritage listed and modern apartment blocks on site. Collaboration and teamwork has led to a fantastic outcome for this iconic Melbourne property.”

**Jack Biggs, Senior Business Development Manager.
Programmed Property Services**



Backing the Experts®

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.



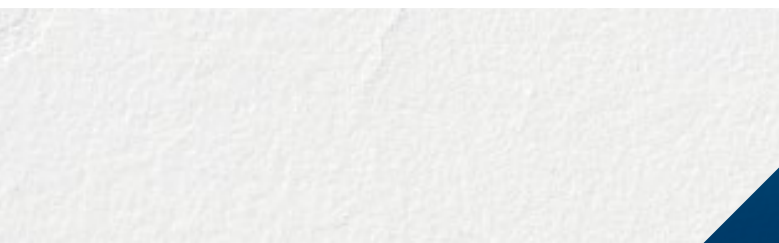
Reliability

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.



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CONSTRUCTION
SOLUTIONS

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are here to support you.

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