Higgins

Better painting management

graffiti

AUTUMN/WINTER 2015

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Managing Director's Update

Four years ago, the Higgins management team implemented a Strategic Plan with a definite vision as to where we intend the company to be in the next 5 years. I'm pleased to say that we are tracking to plan. With this continued sense of focus, I believe we will exceed our plan and maintain our position as the largest painting contractor in Australia & New Zealand.

We recently achieved Tri-Certification Accreditation. Tri-Certification will help us to improve our service quality and consistency; reduce costs by tracking and measuring our processes; and identify areas of waste or duplication. By having the entire process laid out and viewed regularly, it provides insight into where efficiencies may be gained.

The Higgins Operational Way (HOW) System was successfully implemented approximately 4 months ago. We have already seen the benefits that HOW has provided on site, giving Project Managers mobile access to run their projects and retrieve important documentation, whilst better managing WHS, risk, and quality control.

We are always happy to offer our support to worthy causes and were recently the major sponsor of the Golf Day fundraiser for State Schools' Relief, who provide assistance via uniforms for students in need across Victoria.

As usual, we have completed a large number of maintenance painting programs, including more than 18 schools across New Zealand this past Summer, a real achievement. One of our teams also impressed with the rejuvenation of a resort near Uluru, overcoming the challenges of high temperatures and a remote location for a job well done.

Gerard Higgins,
Managing Director

WHS Update

Higgins Achieves Tri-Certification Accreditation

Taking the next step for quality, safety and the environment

With a commitment to safety, quality and the environment, Higgins have recently achieved an industry-leading ISO Tri-Certification. Putting in place an Internal Management System based on ISO 9001, ISO 14001 & OHSAS 18001 not only benefits the environment but also has substantial benefits for our clients by reducing costs and improving efficiency.

AS/NZS 4801 BUREAU VERITAS Certification

ISO 14001 BUREAU VERITAS Certification

ISO 9001 BUREAU VERITAS Certification

ISO 9001; Quality Management Systems

ISO 14001; Environmental Management Systems

OHSAS 18001 / AS-NZS 4801; OHS Management Systems

By having well-defined and documented procedures, our teams can work smarter, improving the consistency of output while also increasing efficiency. Our integrated management plan identifies and encourages more time saving processes and catches any defects or potential problems early.

This translates into financial savings for our clients, as well as the assurance that quality is constantly measured and work is assessed against strict internal criteria. You'll appreciate the ease of working with a company who have effective communication, planning and problem solving systems in place, as well as having trades people on the job who know exactly what to do and how to do it.

Put us to the test and call your local Higgins office today.

Higgins goes Mobile

One of the advantages of this external accreditation is the implementation of a remote access system, which allows our operations teams to efficiently manage project and compliance needs through a mobile connected iPad tablet using the HOW (Higgins Operational Way) software package. No matter their location, our teams can access valuable information including Safety Data Sheets, Safe Work Method Statements and general forms, such as Prestart Risk Assessments and client signoff documents that can be signed off on the job and emailed directly to the client and Higgins administration, as required.

Incident and hazard reports can also be done on the job and logged immediately, along with improvement opportunities to enhance how Higgins operates. As part of the accreditation, the contractors that we engage to assist us in our operations are measured and monitored through this system for Safety, Quality and Environment compliance. This ensures the best level of service not only to Higgins, but also to our clients.

New Fleet Signage Hits the Streets

We are pleased to report that the first vehicles featuring our new fleet signage are now on the road. The new signage will be rolled out through Australia and New Zealand and it's great to see our Foreman vans and Project Manager utes getting the Higgins image out and about.

State Schools' Relief Golf Day Sponsorship

Higgins was proud to be the major sponsor for the recent State Schools' Relief Golf Day. This wonderful charity has been providing school uniforms and footwear to Victorian state school students in families experiencing financial difficulties since 1930. Each year they assist over 10,000 children and distribute more than 40,000 items of uniform, which helps these students to focus on their studies and realise their maximum potential.

Their goal for 2015 and beyond is to increase the number and size of their support packages, so that they can reach even more disadvantaged children. And you can help! State Schools' Relief relies on volunteers and donations to support their important work in schools and in their head office in Bentleigh East, Victoria. If you would like to contribute, please call (03) 9575 7900 for more information. All donations over $2 are tax deductible.

New Construction

New Construction remains a strong and exciting area for Higgins with several more major projects completed or underway with our Melbourne based division. We continue to win contracts on landmark developments through our expertise, work ethic and enviable reputation.

Project for Noble Cause

Victorian Comprehensive Cancer Centre (VCCC)

The new Victorian Comprehensive Cancer Centre facility located in Parkville, the heart of Melbourne's research and biomedical precinct, has been developed to support and enable integrated delivery of patient treatment and care, plus cancer research and education.

Grocon and Canadian-based PCL are constructing the new centre whose key design feature is the central, light-filled atrium that extends up through the centre of the structure. The atrium is not only a visually appealing use of space and light, but helps visitors and staff to orientate themselves and navigate the building. Clinical floors will also be located on the lower levels of the facility to make the patient's journey via stairs or lift simple and direct.

With cancer affecting so many people's lives, Higgins is proud to be involved in the construction of this much needed facility.

City West Police Complex

Cbus Property contracted Lend Lease – Baulderstone for the build of Melbourne's new City West Police Complex. The contract involves the design and construction of 9 floors of contemporary office space for Victoria Police's major criminal investigation teams, as well as a purpose built police station and parking facilities for 300 vehicles.

The highly prominent location at the corner of Spencer and Latrobe Streets has given the development a real gateway opportunity between the Melbourne CBD and Docklands precinct. The complex also includes a high level of environmental credentials, targeting a minimum 5 Star Green Star Office Design Rating (V3), as well as a 4.5 Star NABERS Energy Rating. Provisions for rainwater harvesting, a high performance glazing system, and tenant 'end of trip' facilities (bicycle storage, shower and lockers) are also included.

Higgins is pleased to have completed this project to our usual high standards. There was the added challenge of finishing the external painting at the same time as the internal and the colour complexity of the paint job included matching vinyl to the wall colour.

We used 28 painters to finish two floors per week, as well as completing the basement and other works, to make the deadline.

Higgins Secures High-Flying Contract

Southern Precinct Project – Melbourne Airport, T4

International contractor Leighton Holdings won the contract to build an integrated transport facility and new airline terminal as part of a $10 billion capacity upgrade for Melbourne airport. Needless to say, Higgins is delighted to be involved in this important major project that will positively impact the airport's performance and reputation.

The works include baggage handling and reclaims facilities, check-in kiosks and associated infrastructure, staff amenities, retail areas and connections to existing concourses, with Phase 1 involving development of a new domestic terminal facility, 17 new aircraft parking bays, dedicated ground transport facilities and significant road upgrades.

Higgins commenced work on the new terminal in November, which will be able to handle 10 million passengers each year. The airport location has required special passes to access and carry out works amongst travellers and airport staff, while the various other trades involved in the project has called for careful co-ordination.

Our 15-strong crew has been working between the two jobs of the T4 terminal and the multi-level carpark with 100,000m square of soffits to be painted and have been doing a great job of completing works to a high standard in the required timeframe.

Education

Higgins continues to win new contracts in the education sector, as well as maintaining mutually beneficial relationships with our long list of ongoing clients. As usual, we have been working on jobs of differing scales, from individual projects, to full painting maintenance programs and special requirements. What doesn't change though is our proven capability and impressive results.

Higgins Flexibility Enables Vital Works

Shailer Park State High School

This state school maintenance program was a Higgins initiative, to provide schools with flexible payment options for painting jobs and annual maintenance. Shailer Park State High School was in sore need of a painting overhaul, but didn't have the funds to undertake this all in one go.

However, Higgins took on the job, painting the entire school in year one before implementing a maintenance and payment program. As a result, the school was excited to have all buildings painted and a fresh look achieved using a full Colour Consultant Service to advise on a new colour scheme to really revitalise the school's image.

Macquarie University

Initially, Higgins was awarded the repaint of Macquarie University's Media Hub – Y3A Building. A major consideration for this project was the large amount of external steelwork that forms part of the building structure. It was in real need of some tender loving care and required the use of knuckle boom access methods to carry out the necessary repainting.

Thanks to the hard work of our supervisor, Macquarie University are extremely happy with the work completed. As a result, Higgins has now been awarded further projects at the university.

Loreto College

One of our other recent schools projects was the refurbishment of the main building of Loreto College. A whole new colour scheme was used to rejuvenate this key building and access was gained by a combination of EWP scaffold and abseil. Work was completed on time and we are pleased to report that the school was very happy with the finish achieved.

Newman College

Higgins was engaged to repaint the interior of the Dining Hall of Newman College, part of one of the oldest heritage-listed buildings in Melbourne. Such buildings often require a particular approach as they can involve unique parameters and special care to protect the history and integrity of the building.

The internal repaint was carried out using a spider boom, as it was the only appropriate machine that could fit through the small doors, while still being able to reach the apex of the building.

The job was successfully completed during the college Christmas holiday period, as required, to minimise disruption.

> "Higgins took great care with our project, from initially acquiring an Engineers' Report on the stability of the floor, to the re-coating of the Heritage-listed Dining Hall surfaces. Working with them was an easy and pleasurable experience."
>
> Eugene Spanti
> Services Manager

Our team has a long-standing relationship with Rostrevor College, established in 1923 by the Christian Brothers, and we currently have a 7-year contract for ongoing works. The project just completed was an internal/external refurbishment of the Edmund Rice Resource Centre (named for the founder of the Christian Brothers) and the Junior School, where we carried out the painting works with a new colour scheme.

ISIS was the builder engaged for the project, so our team was working under their management to complete works, which required flexibility for short notice and weekend work. As usual, our team put in a great effort working in conjunction with the building company to bring about a successful result.

Spotlight on Maintenance Painting Programs

Our customers are often interested in particular topics that are pertinent to their situation. So in this and future issues, we'll feature an article that offers information and advice on different areas that you may find beneficial. In this issue, we're focusing on Maintenance Painting Programs – what's involved in the different options and what's best for your situation.

What is it?

A typical maintenance painting program will cover a period of 6 to 7 years depending on the location and consist of a full repaint in year 1 and annual paint maintenance services on the anniversary of the initial repaint.

Obviously, a program should be tailored to each customer's situation though, so your property is maintained in the most effective way. For example, if you have a group of buildings like a school, resort or retirement village, that are in varying degrees of condition, Higgins would recommend your program be structured accordingly. Some of the buildings may be in good condition and others patchy and worn, so the repaints would be spread over the program as needed, as there's no point painting everything in the first year if it does not need it, unless you want to implement a full colour change for a refresher or rebrand.

What's involved and why?

Externals are usually the major effort of a maintenance painting program, as they are subject to weather and environmental dirt and debris etc. that can age your paintwork faster. So for external areas, works required include the cleaning of soiled painted surfaces and the repainting of those damaged by normal wear and tear.

In most cases, the cleaning component will include detergent washing to remove dirt and grime; and dry cleaning using a soft broom to remove cobwebs and dust where washing is not appropriate. External cleaning is an important part of effective building maintenance, as it is the build up of salt, dirt and grime over time that will break down painted substrates. A simple analogy is that you clean your car regularly to protect the duco, so why would you not do the same for your painted property, especially when you consider the value of each.

It also makes good sense as it has been shown that washing your property externally every year extends the life of your paintwork by 3 to 4 years. Once upon a time paint manufacturers never used to mention the need to maintain your paintwork, but now this is commonplace as their warranty is linked to maintaining painted surfaces. It is also no secret that the environment we live in has changed in regards to climatic conditions, pollutants in the air and the affect of acid rain on painted and pre-finished surfaces, so it makes sense to wash your building on a regular basis.

Paint maintenance is the last step of the maintenance process. This is where any painted surfaces that have been damaged by normal wear and tear are sectionally repainted to an architectural break to fix the issue while ensuring uniformity of appearance. Nothing looks worse than patch painting, so it is important that the painting extends to a break line in the building to project an even finish.

What are the benefits?

The most obvious benefit of a maintenance painting program is that it will extend the life of your painted surfaces. This saves you not only the cost of more regular repainting to preserve appearances, but also possible building repairs needed as a result of moisture ingress caused by your paintwork breaking down.

The other stand out benefit is that your building will continue to look good and well cared for, upholding the image you want to present. First impressions count and painted surfaces left to wear, mark or be neglected do not create a positive impact.

So long term savings and maintaining your property's image are achieved, but what else can Higgins offer? We pride ourselves on doing "whatever it takes" to provide quality and affordability. We offer a tailored program with a number of payment options to ensure our customers can benefit from having the works required with a payment schedule that suits their circumstances. Not all businesses can afford the initial outlay for the full repaint in year 1, even though this is the most economical way across the term of the program. Breaking down the costs into payments at different intervals allows many customers to afford and complete the maintenance works they need.

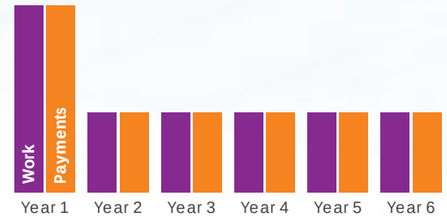
The following graphics illustrate the four maintenance solutions that Higgins can offer and what the benefits are of each. Our sales team can always discuss your particular project and advise what may best suit your needs.

Typically, there are 4 maintenance painting solutions we can manage for you:

Pay as You Go Maintenance Solution

Concept:
This flexible solution typically provides clients with a newly painted facility in year one and maintenance painting for the remaining years; and yet allows for greater up front payment options.

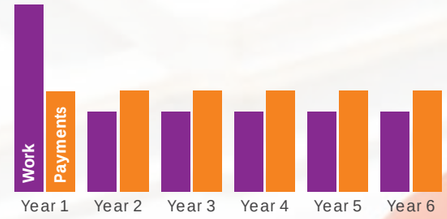
Benefit:
Most competitive pricing option. Payment for the actual work completed.



Even Spread Maintenance Solution

Concept:
This maintenance solution typically provides clients with a newly painted facility in year one and maintenance painting for the remaining years.

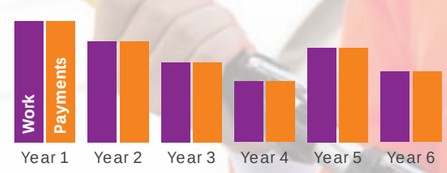
Benefit:
Even Spread of manageable payments for the duration of the agreement.



Tailored Maintenance Solution

Concept:
This tailored solution provides clients with painting where it's needed most. Higgins can develop a painting schedule based on areas requiring the most attention.

Benefit:
Painting where it's needed most. Client has full control of the extent and scope of work.



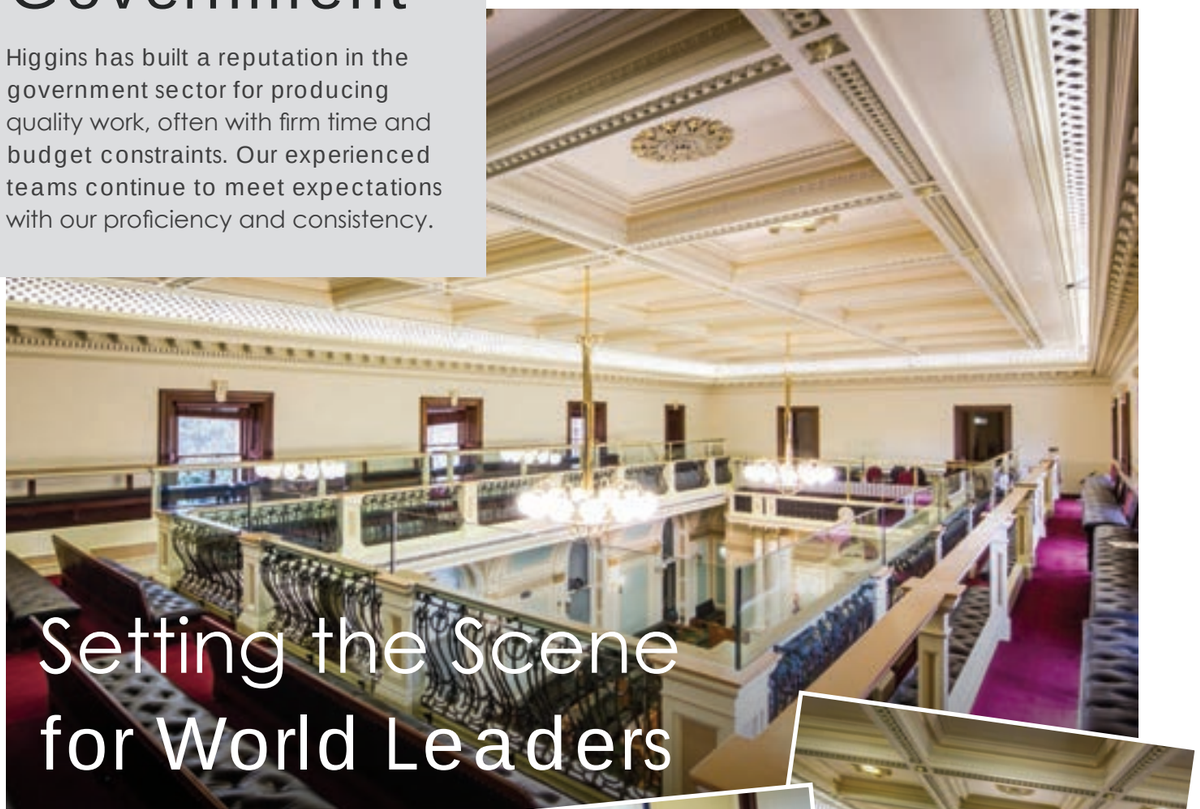
Upkeep Maintenance Solution

Concept:
This solution offers a client scheduled maintenance & cleaning to ensure new properties and those in good condition are constantly maintained.

Benefit:
An inexpensive way of ensuring properties are well maintained, minimising the need for expensive repainting in the future.

Government

Higgins has built a reputation in the government sector for producing quality work, often with firm time and budget constraints. Our experienced teams continue to meet expectations with our proficiency and consistency.



Parliament House, Brisbane

Our Brisbane team recently completed a project at Brisbane's Parliament House, a striking historical gem whose construction began in 1860. A full internal repaint of the chamber rooms was required within a tight time frame to work around the G20 Leaders' Summit.

Scaffold access was used to carry out the job on time and within budget and our Higgins crew once again did a great job revitalising this important parliamentary meeting place.

Hospitality

The Hospitality industry is a huge part of our business, from large-scale one-off repaints to complete painting maintenance programs. We have the expertise, resources and planning experience to handle the special needs of all kinds of venues, including hotels and resorts, in locations all around the country.

Higgins Wins 10-Year Contract in Surfing Hotspot

Pavillions on 1770

Pavillions on 1770 is beachside resort in the beautiful, seaside town of Agnes Water, midway between Bundaberg and Gladstone. Nestled in front of one of Australia's top rated surf beaches, on-going maintenance to the painted surfaces was an issue for the property. The Body Corporate decided that a long-term preventative maintenance program would be the best solution to the resort's needs, and Higgins was engaged for a 10-year period.

Year 1 works included a significant amount of repainting, which was focused on the ocean facing elevations that were most in need of attention on the property. The client was extremely happy with how the works have already restored the look of the complex and gave our team a glowing review.

> "Professional, responsive, and an overall a pleasure to work with. We look forward to 9 more years of working with Higgins."

If you are interested in enjoying a relaxing beachside break in tropical QLD, the resort is offering a special off-peak rate on mention of this article. Just call Pavillions on 1770 directly on +61 7 4902 1000.

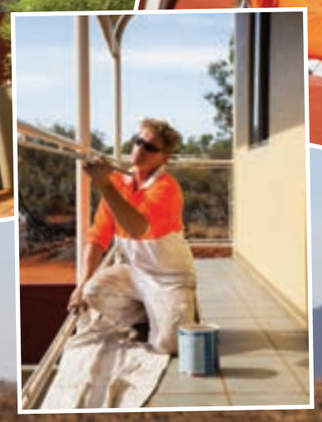
www.pavillionson1770.com.au

Period Features, Contemporary Vibe

Union Hotel

The Union Hotel, a popular pub/bistro venue in Ascot Vale, has been revitalised by our Melbourne team with a repair and repaint project. Part of restoring the large building involved lead removal and repairs to concrete and mouldings, as well as a repaint which included intricate period detailing. Half the building was accessed via scaffold, while the other half required abseil access to carry out works.

The location of the hotel entailed some special conditions and safety measures, as our team was working in and around tramlines. Electrical safety was essential and some of the works had to be done at night due to power shut downs required. The result is fantastic and the project has given this venue a new lease on life.



Rejuvenation in Magical, Remote Location

Voyages Ayers Rock Resort

In September 2014, Voyages Ayers Rock Resort gave Higgins the go ahead to repaint the exterior of their Emu Walk Apartments accommodation. The work was staged in two parts to fall either side of the hottest part of the year and to coincide with a refurbishment project on the hotel room interiors.

One of our NSW supervisors headed up our team, relocating for the project. The team included an indigenous painting crew from our Townsville branch, as well as a crew from our Sydney office.

We are pleased to say that the project was completed on time and with the highest quality result. This is of further credit to the team when you consider that the resort is 5 hours from the nearest town, so good planning and preparation was vital.

The client was very happy with the end result that presents a fresh looking complex ready to welcome the next group of adventurers.

> “Higgins has provided a trouble free solution for our painting project.”

Mark Mason,
General Manager Technical Services

Commercial Buildings

Higgins continues to win projects of all types in this competitive area with our reputation for effectively handling the different constraints that commercial buildings can demand and delivering a professional end result. Our capability for carrying out works at all times of the day or night to minimise disruption to vital business has meant more positive feedback and satisfied customers. It's what we strive for.

Tram Depot

This large, on-going project, due for completion in January 2016, encompasses works on three warehouses and three administration buildings in Melbourne.

The warehouse works involve recoating all roof steelwork in extremely tight timeframes, working alongside the industrial refurbishment builders engaged. The heritage-listed administration buildings have also required working with the builders to a very tight schedule. This involved a complete internal and external repaint of each building, all within the heritage guideline requirements.

Due to the scale of the job, it has been essential to have a full-time foreman co-ordinating the Higgins staff on site, in conjunction with overall supervision from the project manager. This attention has gone above and beyond the usual level of management required and has ensured that the project has remained on track and met client expectation at every stage.

Higgins Delivers New Lease of Life

Fairfield Forum Shopping Centre

Fairfield Forum Shopping Centre in Western Sydney was looking very dated and tired with large expanses of pebblecrete walls, when Higgins was engaged on this repaint project. The brief from the owners, Harrington Property, was to give the centre a much-needed facelift so it had a modern and fresh look more appealing for their customers.

With the aid of a colour consultant and professional advice from Taubmans, a two-tone grey colour scheme was chosen to bring the centre into the 21st Century. Works were carried out using a combination of boom and scissor lifts and we worked very closely with centre management to ensure minimal disruption to the centre operations and its shoppers.

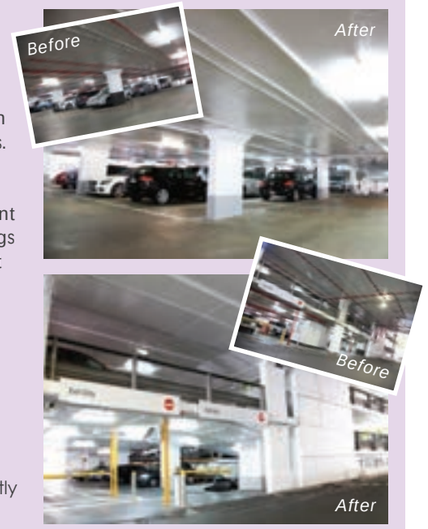
We are pleased to say that this was another successful project for our team who completed the painting on time and to budget. The client was extremely happy with the result and expressed that our initial quote was sufficiently detailed and well organised, which gave them confidence that the job was adequately provisioned for and would not involve any variations or surprises. They also appreciated that our team was conscious of the centre's high car and foot traffic and managed the works around peak times and high volume areas accordingly.

> "We recently engaged Higgins to paint the exterior of a large sub-regional shopping centre and can highly recommend them. The works were carried out in a professional manner, on-time and in accordance with their proposal."

Trevor Byles,
Executive Director, Harrington Property

20,000 Litres of Paint has Client Covered

Wilson Parking



Higgins was awarded the Wilson Parking project, which involves a complete repaint of three carparks in the Melbourne CBD, for owner Dexus. To give an idea of the scale of the project, we anticipate our team will use approximately 20,000 litres of paint to spray paint all surfaces from ceilings to walls and columns – no mean feat in a busy carpark with a high user demand location.

As such, all works are being carried out at night, to ensure minimal disruption at peak times. Higgins will also be liaising with the Wilson team to co-ordinate various issues such as traffic management, to ensure the project runs as smoothly and efficiently as possible.

Mirvac – Harbourside Shopping Centre

A major facelift was needed for the iconic Harbourside Shopping Centre in the heart of Sydney's famous Darling Harbour. The aim of the project was to lift the overall aesthetic look of the shopping centre, as it had been some time since any significant work had been undertaken.

With a strong tourist, retail and restaurant presence, Mirvac needed a contractor who could liaise and communicate with a broad range of clientele and stakeholders. Higgins was successful in our bid to be Principal Contractor due to our Building Services division, as we have the capability to handle the broad range of both painting and remedial building works required.

Glass and tile replacement, as well as plumbing repairs were needed in various parts of the complex, plus a considerable amount of painting to steel structures and awnings that face Darling Harbour. Having commenced in early 2015, our team is now completing works at Harbourside – another iconic project in the spotlight of Sydney's popular tourist precinct.

U-Store-It

U-Store-It is one of South Australia's great success stories, having grown from humble beginnings to being the largest self-storage provider in the state with 8 huge locations across Adelaide. Their unique undercover facilities ensure incomparable security with superior insulation plus the added convenience of being able to load and unload undercover, seven days a week, rain or shine.

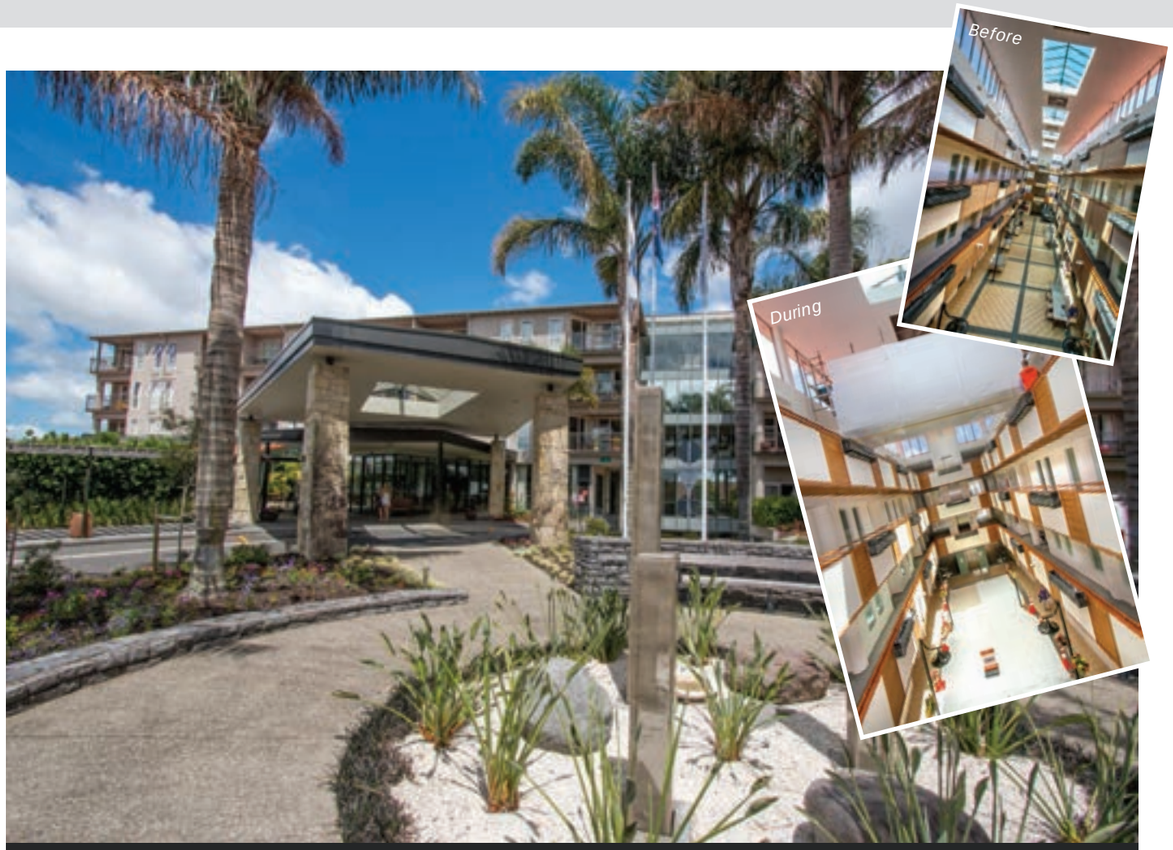
This is a strong point of difference in a highly competitive market, but the client also understands the importance of standing out from the crowd and creating an experience and impression that lasts. So Higgins was engaged to assist U-Store-It with the presentation, protection and preventative maintenance of their Adelaide stores – repainting and reinstating their site signage to ensure their facilities stay looking fresh for years to come.

> *"We chose Higgins for this project due to their ability to provide a competitive quote using high grade workmanship and complete the task with minimal interruption to our business."*

Andrew Eastwood,
General Manager

Health

Aged care is a growing industry and this has formed the major part of our recent projects in the health sector in both Australia and New Zealand. We have consistently shown our ability to achieve impressive results, all with the professional, sensitive and respectful approach that is essential when carrying out works in the aged care industry.



Higgins Ingenuity Impresses Again
Metlifecare Waitakere Gardens

Metlifecare Limited are leaders in providing innovative and sustainable solutions for the lifestyle and care needs of elderly people. Higgins has been a preferred supplier in Auckland and the Bay of Plenty regions for the past 3 years with works involving repainting exteriors of multiple sites and interior refurbishments.

The Waitakere Gardens job showcased our innovative Health & Safety and Operations planning and saw us exceed expectations once again. Our team painted all the interior surfaces of this multi-level building, including the ceiling.

This would be straightforward if the atrium was scaffolded, but this would involve a significant extra expense. Instead, our Senior Business Development Manager, worked with an access company to design a rolling birdcage that could span an area of 40sqm and be rolled out of the way each day to allow the residents access to their apartments. An area on the ground floor was cordoned off with signage and the painting went off without a hitch.

Upon inspection, Metlifecare staff members were very impressed with our ingenuity and work ethic.

Southern Cross Care **– Labrina Village**

Higgins was engaged to prepare and repaint the front façade of Labrina Aged Care Village located in Prospect, South Australia – the first major project in South Australia for Southern Cross Care (S.A. & N.T.).

Due the advanced deterioration of the substrates, an extensive amount of preparation works was required prior to repainting. The utilisation of an elevated work platform, plus the close proximity of the property to the roadway and a high level of pedestrian traffic meant daily set up of work zone exclusions zones was required.

An open line of communication between the onsite Property Manager, Foreman and the residents resulted in a seamless workflow without incident and to our customer's satisfaction. Following the successful completion of the Labrina Village, Higgins has secured several major projects on the strength of our high level of safety, effective communication and professionalism.

High Praise for a Job Well Done
AVEO Balwyn

Higgins has worked with AVEO Retirement Villages before, but this project was our first with AVEO Concierge Balwyn in Melbourne's East, where we were contracted to repaint all external surfaces of the village.

Works were planned and colours chosen in close consultation with the Village Manager, Bronwyn Fox, which certainly helped us to complete a seamless project. Our team applied samples and then the new colour scheme was finalised and applied to the village with a program established to minimise disruption to the residents. Bronwyn commented, "The Higgins team were very patient and most obliging; particularly when final decision about a new colour scheme was being made. Several colour combinations were tested in large areas, to ensure that the best result would be achieved."

Even though the location was tight for access, the experience of Site Project Manager, Derek Stephen, and the painting teams ensured that the project was executed well. Based on our work ethic and the results achieved, Higgins was then contracted to complete a full internal repaint of the village as well.

> "I was impressed by the professionalism and friendliness of the Higgins team from day one. The project ran smoothly from start to finish, and was complete before the due date. I have been so happy with their attention to detail and workmanship, that I've recently re-engaged Higgins to repaint the internal walls of the building as well! I have recommended them to my colleagues at other AVEO Villages, and would happily recommend them to you too."

Bronwyn Fox
Village Manager,
AVEO Concierge Balwyn

Strata Management

Higgins has been busy once again with a variety of projects for Body Corporates and Owners' Groups in both Australia and New Zealand. Different properties involve their own particular challenges with access, scope and timing of works but our extensive experience and professional reputation continues to impress.

Silhouette Apartments

Higgins has a great association with Archers Body Corporate who engaged our Brisbane team to complete a repaint job for Silhouette Apartments. A colour change was carried out for the complex using a combination of abseil and swing stage. It was another successful project completed on time, on budget and the body corporate committee were very happy with the finished result.

Higgins Flexibility a Success

Monterey Bay Apartments

We recently completed a project for Monterey Bay Apartments, a highly prestigious apartment complex situated in the waterways of Mandurah, south of Perth. The complex presented some difficult access issues, but our team overcame them using a combination of industrial rope aces, elevated work platforms and some fixed scaffolding to carry out the works.

Other challenges included the significant salt build up on steel work, which required full washing down prior to painting, and Mandurah's popularity as a holiday destination. Therefore, we used a small crew of painters to ensure minimal disruption to residents during the progress of the work and avoided work on site during the busy Christmas period.

Quest Parnell

This contemporary style complex is ideal for both corporate and leisure travellers seeking secure serviced accommodation in the prestigious Parnell area of New Zealand. In 2014, Higgins carried out the repainting of the interior common areas and Penny Baker, Manager of Quest Parnell, was so delighted with the work she had us back to repaint the exterior.

Being a body corporate, a committee decision had to be made before we could start this work, and there were many delays due to differing opinions regarding colour and scope. A Higgins BDM attended the committee meeting and encouraged them to make a final decision and after months of going back and forth with the Resene colour consultants and specifiers, the scope and scheme were finally agreed and confirmed. The colours chosen were Resene Tiri stain for the cedar panels and Resene Massala for the flat walls.

Achieving an impressive result for this popular complex.

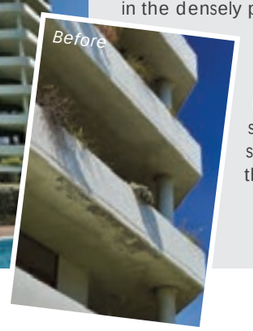
Abseil System a Win for Safe Access

North Wind Apartments

Higgins was engaged for repair and repaint works on this prominent Mooloolaba resort, where it was important for us to develop a strategy with the client to minimise disruption to their day-to-day activities.

The project involved removing existing window hoods, carry out building repairs and conducting a full external repaint. Access to the building areas was an issue, but this was overcome through performing all works by abseiling. Higgins devised a pulley type system that allowed our abseilors to safely remove and lower the large and cumbersome window hoods. Once these were removed, the building repairs were carried out. A full membrane system was applied to the external of the building to protect against water ingress, an important part of restoring this tired building and giving it a fresh, appealing look.

The project was completed to a high standard without disruption to residents and management and upon completion, the resort has been happy to recommend our services to their peers and will continue to do so into the future.



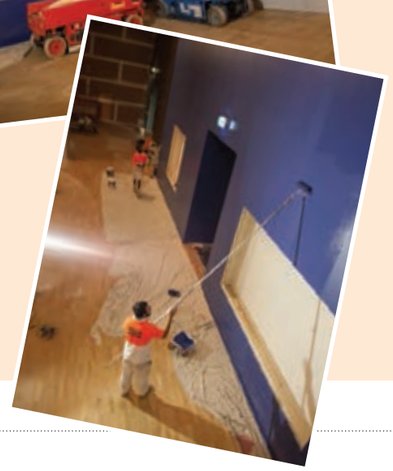
Twin Waters

The Twin Waters complex is located in the densely populated residential areas of South Perth. Sections of the building are high-rise, so required the use of swing stages to gain safe access to carry out the repaint.

Issues with water penetration on balcony garden beads were resolved by the owners prior to commencing painting, meaning the building has now been restored to its previous glory. Our team once again focussed on delivering a quality finish with minimal disruption to residents and we're happy to report that the project was completed ahead of time.

Building Services

Our Building Services division has continued to grow with its offer of a complete design and build service for all kinds of projects. All jobs are assigned a dedicated Project Manager to ensure your project runs smoothly and that you achieve the professional result you're after.



A Fitting Backdrop for a Golden Age

National Gallery of Victoria (NGV)

Continuing our ongoing relationship with the NGV, Higgins recently completed building and painting works in preparation for their latest special exhibition 'A Golden Age of China – Qianlong Emperor'. The first part of the project involved demolition of the completed Jean Paul Gautier exhibition, which itself took 3 weeks to build and only 2 days to demolish using 6 men.

For the current Qianlong exhibition, we constructed and supplied special display cabinets to house Chinese artwork glazing. The glazing used is 12.38mm thick, which meant that the cabinets had to be built out of structural LVL timber and clad in 16mm MDF. Cabinets varied in size with some being as large as 12m wide x 6m high x 0.5m deep. Other MDF cases to hold artwork had to be built and painted off site, with some constructed in 4 pieces to create a whole case being 4m high x 3m wide.

All works were completed within 3 weeks using a team of 6 carpenters, 4 painters, 3 plasters and 1 Project Manager all on site full-time, often 15 hours, 6 days a week. Our Project/Site Manager coordinated all trades, liaising and meeting daily with designers, project managers and overseeing other trades provided by NGV for the project.

The end product is a beautiful space that showcases truly impressive and lavish works including paintings, robes, objet d'art and ceremonial weapons.

Higgins Prepares New Retail Location

Travel Money Oz Store

Higgins has completed a retail refurbishment for Travel Money Oz Store, part of the Flight Centre Travel Group. This store is located at Melbourne's Southern Cross Railway Station, one of the busiest commuting hubs in Australia, and as such, there were some special parameters for the job.

Our team first had to demolish and strip out the existing commercial food vendor, much of which had to be undertaken out of hours. Works for Travel Money Oz Store were then carried out in a 5-week time frame, while liaising and communicating with 13 trades. We also had to ensure that works were complying with Southern Cross Station Management and the specific out of hours delivery requirements.

National Projects

With our national capabilities and professional reputation, Higgins continues to build on our existing client relationships, as well as win contracts with valued new national customers. And here we look at a snapshot at both with the following retail projects, where our teams showed the planning expertise and capacity to get projects done within critical timeframes.

“Whatever it Takes” the Higgins Way

Stratco (Australia) Pty Limited

Stratco are one of our exisiting national customers and for the painting and signage works on 2 new stores, they chose Higgins to undertake the projects – one in Hoppers Crossing, Victoria; the other in Punchbowl, NSW.

Both store sites were existing buildings previously used for other businesses, but suitable in layout for retailing Stratco products. As such, the project consisted of internal cleaning and painting along with external painting and sign writing to brand in the Stratco image.

In another example of our company motto “whatever it takes” in action, Higgins also undertook minor building works as a variation to ensure the project was not held up. This is testament to the scope of our business and the trade capabilities we have to call upon for all kinds of project needs.

As with similar retail projects, the work schedule timelines were critical for completing the project in time for planned store openings. Our Higgins teams once again did a great job delivering a successful project result.

> “Higgins have been a great partner in assisting Stratco to launch two new stores nationally with a “Can Do” approach. The painting works incl signwriting at Hoppers Crossing VIC and Punchbowl NSW have been a seamless task with Higgins on the project. Thanks for your support and professionalism.”

Armin Atighi
National Projects Manager

Higgins Preferred Painter for New National Roll Out

Beaurepaires for Tyres

Beaurepaires have embarked on a roll out of new stores across Australia incorporating a rebranding with new signage and colour scheme. These stores are being created from existing buildings that vary in condition and as they are not existing tyre outlets, they require a complete external and internal refurbishment.

Beaurepaires engaged Faculty Shopfitting to undertake the refurbishment works and Higgins was chosen as the preferred painting contractor, a great result for our national business.

The initial stores in West Melbourne and Malvern were started in the lead up to Christmas for store openings planned for late January 2015. This is a very busy work period for our teams, so the project schedule did present some man power challenges and along with Christmas and New Year public holidays, there was no room for error in co-ordinating the work required.

As well as carrying out the internal and external painting, Higgins also prepared and painted the workshop floors, which included the diamond grinding of concrete floors and application of hardwearing epoxy coatings. Our teams also applied an anti-graffiti coating to the external walls.

As the main finishing trade, Higgins successfully completed the work on schedule with no delays to the store openings. We are now in the process of quoting on other stores around Australia and look forward to continuing our working relationship with Beaurepaires on this major roll out project.

Our Services

General Painting

Maintenance Painting Programs

National Multi-Site Painting

Colour & Specification Consultancy

Building Services

Anti-Graffiti

Abseiling

Health, Safety & the Environment

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