

COMMERCIAL & STRATA EXTERIOR MAINTENANCE · PERTH

STOP PRICING A PORTFOLIO SURFACE BY SURFACE.

Every building quoted individually is a visit, a measure, a scope and an approval before a single wall gets washed. Across an asset list the administration outruns the work. So the crew is also sold by the day, against a priority order you set.

- Strata & councils of owners
- Facility & building managers
- Property & asset managers
- Aged care & community

QUOTING SURFACE BY SURFACE

THE MEASURING IS THE SLOW PART

Each building needs an attendance, a measure, a written scope and an approval before anything happens. Multiply that across a portfolio and the process costs more than the work, the quotes are not comparable to each other anyway, and the growth carries on regardless while it is all being arranged.

A SITE DAY INSTEAD

THE RIG, THE OPERATOR AND YOUR LIST

7.5 hours portal to portal, all plant and chemical included, worked down a priority order agreed in writing. One rate, one invoice, nothing measured. A completion report with photos lands at the end, ready to drop into a committee pack.

SITE DAY RATES

COMMITMENT	RIG & 1 OPERATOR	RIG & 2 OPERATORS
Single day	\$2,700 \$360 per hour	\$3,450 \$460 per hour
Three day block	\$2,550 \$340 per hour	\$3,250 \$433 per hour
Five day block	\$2,400 \$320 per hour	\$3,050 \$407 per hour
Standing retainer Four or more days a month	\$2,250 \$300 per hour	\$2,900 \$387 per hour

All rates exclude GST. Hourly equivalents shown against a 7.5 hour day, portal to portal. Perth metro within 25 km; beyond that a full day applies plus travel for the additional return time. Surfaces can still be quoted individually where you would rather have a fixed scope, and there is no lock-in contract either way.

01

The catch-up blitz

A building that has got away from you. Three to five days back to back, worked down a priority order, and it is back to a state you can maintain.

02

The seasonal programme

Visits timed either side of the wet months, scoped and budgeted in advance, so it never lands as an unbudgeted item at an AGM.

03

Portfolio rotation

A standing retainer of four or more days a month, rotated across the asset list. Lowest rate per hour, and nothing sits waiting on a quote.

WHERE WE WORK

- Perth CBD
- Cottesloe
- Scarborough
- Hillarys
- Joondalup
- Subiaco
- Nedlands
- Canning Vale
- Eastern suburbs

INCLUDED IN THE DAY

Rig, operator and all plant, including the water fed pole for high glass. All biocide, stain treatment and chemical.

- Soft washing render, limestone, brick, cladding & facades
- Painted weatherboard, fibre cement & eaves
- Exterior gutter faces & fascia
- Roof cleaning & roof treatment, from the eaves
- Colorbond & metal roofs
- Solar panels
- Hardstand surface cleaning, 860 mm surface cleaner
- Concrete, exposed aggregate, paths, patios & car parks
- Exterior window cleaning, high glass included
- Tracks, sills & flyscreens on request
- Bore water & mineral stain treatment
- Written priority order
- Completion report with photos
- Perth metro travel within 25 km

BOLT ON TO ANY DAY

PRICED BY AREA, ON TOP OF THE RATE

GlassProtect on glass, balustrades and pool fencing. Glass restoration, taking bore staining, etching, corrosion and pitting out of architectural glass instead of replacing it. Glass scratch removal, quoted per pane or per elevation. Protective sealing on concrete, aggregate, limestone, pavers, travertine and natural stone.

NOT IN SCOPE

SAID HERE RATHER THAN ON THE INVOICE

Gutter clear out. Interior window cleaning. Licensed trade work such as electrical, plumbing or roof repairs. Elevated work platform or rope access hire, charged at cost where a building needs it. Sites beyond 25 km, where a full day applies plus travel for the additional return time.

A DAY ON A COMMERCIAL SITE

Worked down a priority order. The first three sit inside the day rate. The glass work is priced by area on top of it.



01
Hardstand

An 860 mm surface cleaner across the slab.



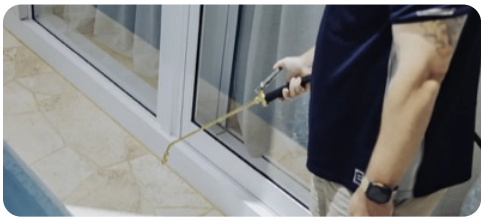
02
Facade & eaves

Low pressure, reached from the ground.



03
Roof treatment

Lichen treated from the eaves, never walked.



04
Glass protected

GlassProtect on glass and balustrades.



05
Glass restored

Bore staining out of the glass, not replaced.



06
Handed back

Done inside the day, site left clear.

WHY IT IS SCHEDULED, NOT REACTIVE

ORGANIC GROWTH HAS A SEASON. BUDGET AGAINST IT, NOT AFTER IT.

Mould, algae and lichen flare through Perth's cool, wet months, roughly May to September. Clearing and re-protecting heading into the drier months means the building never gets to the state where somebody notices, which is the point at which it costs the most to fix.

A scheduled programme also spreads the cost predictably across the year instead of landing as an unbudgeted item at an AGM. We define the scope, split it into periodic tasks, and report after every visit. There is no lock-in: we would rather earn the next visit.

TAKE OVER AN EXISTING SCOPE

We can pick up an exterior scope from your current contractor at any review.

WHAT PERTH DOES TO A BUILDING

Six things we are actually treating, and the reason method matters more than pressure.

01 Soft, porous limestone Perth limestone and cement render drink water and damage easily. High pressure pits and opens the surface, so it soils faster afterwards.	02 Winter mould, algae & lichen Growth flares on shaded, damp walls and paths through the wet months. It needs a biocide that kills it at the source, not a blast that takes the film off.	03 Bore & reticulation staining Iron and calcium bake orange and brown into render, limestone, paths and glass. It needs a stain treatment, then protection so it does not simply return.
04 Coastal salt Near the coast salt crusts and works into porous stone and paver joints. Cleaned and then protected, coastal stone stays sounder for longer.	05 Red dust & UV chalking Summer dust and hard UV dull rendered facades and leave a chalky film, so a building looks tired well before it is due for repainting.	06 Roof moss & lichen Tiled roofs hold moisture against the tile on the shaded side. Treated from the eaves at low pressure, never blasted.

SOFT WASHING, OUR DEFAULT

THE CHEMISTRY DOES THE WORK

- ✓ Biodegradable biocide at low pressure, left to work
- ✓ Kills mould, algae and lichen at the source
- ✓ Safe on soft, porous render and limestone
- ✓ A controlled 860 mm surface cleaner on hardstand that can take it
- ✓ Growth identified before it is treated, because green on stone is not always algae

HIGH PRESSURE BLASTING

FAST, AND IT COSTS YOU THE SURFACE

- ✗ Pits and erodes limestone and render, opening the pores
- ✗ Drives water and spores into and under the surface
- ✗ Removes only the film on top, so growth returns quickly
- ✗ On a roof it lifts pointing and forces water under flashings

HOW WE ENGAGE

01 Site walk.

We walk the property with you, identify what is growth and what is mineral staining, and note access, water and anything that needs a permit.

02 Scope or day rate.

A fixed scoped price where you want one, or a priority order against site days where you would rather skip the measuring.

03 Programmed visits.

Split into periodic tasks and timed to the season, so the work lands before the building looks like it needs it.

04 Report after every visit.

Before and after photos, ready to drop straight into a committee pack or an AGM report.

COMPANY & COMPLIANCE

ENTITY	Extera
ABN	26 680 420 900
INSURANCE	Public liability, with cover arranged to suit the site. Certificate of currency on request.
SITE DOCS	SWMS and JSA per job, provided to your manager or committee before we start.
PERSONNEL	Police-cleared operators, working to a defined scope.
ACCESS	Facades, high walls and architectural glass within what we can reach safely. EWP or rope access at cost where a building needs it.
REPORTING	Before and after photo report after every visit.
TERMS	Fixed scoped pricing agreed before work starts. No lock-in contract.
COVERAGE	Perth metro. Beyond 25 km by arrangement.