

# CHANGE AS GOOD AS A *Holiday*

WHY MORE COMPANIES ARE  
RENOVATING OVER THE  
HOLIDAY SEASON

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## HERE WE ARE IN OCTOBER AND ANOTHER YEAR IS FLYING BY. IN JUST A FEW WEEKS WE'LL BE WATCHING THE RACE THAT STOPS THE NATION AND KICKING OFF THE TRADITIONAL 'SILLY SEASON' COUNTDOWN TO YEAR-END.

It's understandable that some companies could be tempted to get through these end of year festivities before thinking about their office renovation. But are they missing a trick?

At Intermain we are seeing a lot of our clients plan early to incorporate an office update into their holiday season schedule to reap a wide range of benefits.

Their standout motivation is that New Year is the perfect timing to unveil a refreshed workplace. We expect staff to come back from holidays with renewed energy and enthusiasm. When they return to a better workspace which has been revived and fine-tuned to support their new year objectives, the lift in morale and enthusiasm is tremendous. It gets everyone starting on the right foot for a great year ahead.



With the average office renovation project taking around 2-3 weeks to complete, this timing is well aligned with the average holiday duration or office shutdown period, often completely negating any impact on your operations.

Equally, many of our landlord clients see the holiday season as the ideal time to refresh their buildings, ready to promote in the new year when the market comes back online. Renovating lobbies is one of the most common requests because this is by far the best time of year to carry out works of this scale without disrupting tenants.

TYPICALLY AN OFFICE BUILDING WILL BE OPERATING AT 50% CAPACITY OVER THE HOLIDAY SEASON WHICH FREES UP LIFTS AND SIGNIFICANTLY REDUCES THE IMPACT OF WORKS.

Amenities such as bathrooms and End-of-Trip facilities can be taken out of service with minimal impact and floors can be easily consolidated to allow renovation works to continue around the clock.

And less traffic in the city equates to easier parking and simpler deliveries – all of which can translate to cost and time efficiencies for the client.

But what are our top tips for a successful holiday season office renovation?

The most critical factor is early planning. Engaging early with your fit-out company to fine tune a design that will support your new year business ambitions is critical. At Intermain we recommend that our clients engage with us by early October to give us time to plan a

smart solution for their workplace or asset by early November, in time for the Christmas deadline for ordering materials and furniture.

To ensure a great outcome, companies should engage with a fit-out provider who is geared up to operate at this time of year. At Intermain we are fortunate to have the scale and flexibility of workforce to offer efficient turnaround times during the Christmas and New Year break. We have a diverse staff base of over 100 people across three locations nationally, some of whom like to take holidays at this time of year, but others who relish the opportunity to work on a great project over the festive season, preferring instead to travel outside school holiday periods. It gives us great satisfaction at Intermain to be able to offer that flexibility to our people.

But whether your motivation is to take advantage of the 'quiet time' or you value the opportunity to 'launch' your new office in the new year for maximum effect, October is a great month to set the wheels in motion for your holiday season renovation.

Andrew Johnson is Managing Director of Intermain, an established multi-skilled commercial fitout company focussed on excellent customer service and high quality building standards across building refurbishment, design and construct for corporate offices, 'make-goods', retail and hospitality. Intermain work nationally from offices in Sydney, Melbourne and Brisbane and have one of the largest, state-of-the-art joinery workshops in Australia.

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