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Feasibility Study for Roof Restoration Project at [REDACTED] Silvan VIC 3795

Prepared By: HolyMess Repairs

Date: 13 August 2025

Client: [REDACTED]

Property Address: [REDACTED] Silvan VIC 3795, Australia

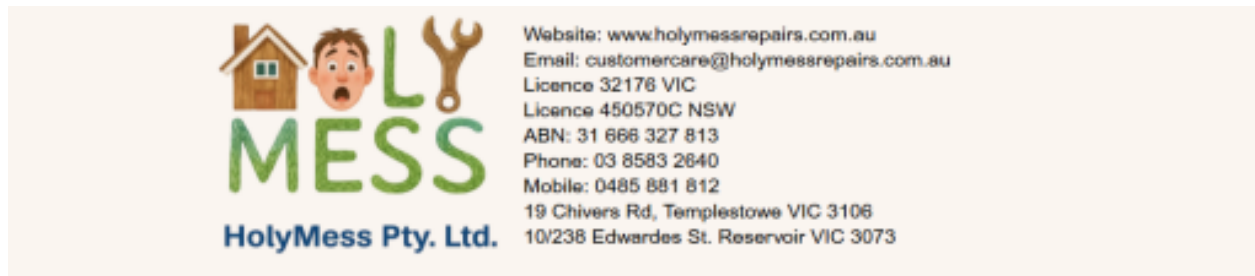
Reference Documents:

- Roof Inspection and Repair Recommendation Report (Dated: 05 August 2025, HolyMess Pty Ltd)
- Dilapidation Report (Dated: 05 August 2025, HolyMess Pty Ltd)

Executive Summary

This feasibility study evaluates the practicality of undertaking roof restoration works for the terracotta tiled roof at [REDACTED] Silvan VIC 3795, based on two comprehensive reports provided by HolyMess Pty Ltd, a VBA-licensed roof plumber (Licence No. 32176). The property is a 4-bedroom, 2-bathroom rural home on 17 acres, recently sold for \$1,810,000, featuring a renovated residence and foliage nursery with vineyard elements. Both reports identify similar dilapidations: moss and dirt buildup, cracked repointing, broken tiles, rusted gutters, and poorly sealed flashings, attributed to the humid Yarra Valley climate and vineyard exposure.

The study assesses technical, economic, legal/regulatory, operational, schedule, and risk aspects of the proposed repairs. Four repair options are outlined in the reports, ranging from minimal maintenance (\$2,325–\$6,016) to full overhaul (\$15,500–\$36,038), with Option 3 (Standard Restoration, \$9,300–\$24,025) recommended for optimal value.



Key findings:

- **Feasible Overall:** The project is technically viable with standard methods and materials, economically justifiable for long-term value preservation (potential 5–15% property value protection, equating to \$90,500–\$271,500), and compliant with Victorian regulations.
- **Recommended Action:** Proceed with Option 3, balancing cost (\$9,300–\$24,025) against benefits like 10–15 years of extended roof life and prevention of \$5,000–\$40,000 in future damages.
- **Risks:** Moderate, including weather delays and potential hidden structural issues, mitigated through permits, safety protocols, and contingencies.
- **Next Steps:** Obtain precise measurements, secure building permits if required, and engage a licensed contractor like HolyMess Pty Ltd for a fixed-quote contract.

This study concludes that the restoration is feasible and advisable to prevent escalation of dilapidations, ensuring property integrity, health safety, and value retention.

1. Introduction and Background

1.1 Purpose of the Study

The purpose of this feasibility study is to systematically evaluate the viability of implementing roof repair and restoration recommendations outlined in the provided reports. It aims to provide the client, [REDACTED] with an objective analysis to support decision-making, considering factors such as cost, benefits, risks, and compliance. The study draws directly from the inspection findings, regulatory references, and repair options in both documents, synthesizing them into a cohesive assessment.

1.2 Scope

- **Inclusions:** Analysis of the terracotta tile roof's condition (~200m² estimated area), repair options, technical methods, costs (based on Rawlinsons 2025 Guide, adjusted for rural Victorian rates), regulatory alignment, operational impacts, timelines, and risks.



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- **Exclusions:** Detailed engineering surveys (e.g., for hidden rot), asbestos testing, or unrelated property elements (e.g., vineyard operations). If structural issues emerge, consultation with a registered engineer under the Professional Engineers Registration Act 2019 (VIC) is advised.
- **Assumptions:** Estimates assume a standard sloped terracotta roof on a rural property with good access; final costs/timelines depend on on-site measurements. Currency is AUD; inflation not factored beyond 2025 guides.

1.3 Background

The property, sold on May 2, 2025, for \$1,810,000, is in the Yarra Ranges Shire Council area, subject to agricultural overlays due to its vineyard and nursery features. The terracotta roof, typical for rural Victorian homes, offers durability and thermal benefits but is vulnerable to moisture from humidity, shade, and debris. Inspections (conducted by Veki of HolyMess Pty Ltd) reveal functional but deteriorating conditions: moss buildup (accelerating degradation), cracked repointing (allowing water ingress), 2–10 broken/holed tiles, rusted front gutter (causing leaks), and misaligned flashings. Videos and photos (e.g., Pictures 1–11) document these issues, with no evidence of heritage constraints but potential need for permits under local planning schemes.

Untreated, these dilapidations could lead to structural rot, mold, health risks, insurance voids, environmental contamination (e.g., runoff to vineyard soil), and a 5–15% property value reduction (\$90,500–\$271,500 loss).

2. Project Description

The proposed project involves restoring the roof to address identified dilapidations, ensuring weatherproofing, durability, and compliance. Based on the reports, the core elements include:

- **Key Issues to Address:** Moss/dirt removal, tile replacement, repointing of ridges/gables, flashing sealing, and optional gutter replacement.
- **Repair Options (Synthesized from Both Reports):**



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Option	Description	Estimate d Cost Range (AUD)	Pros	Cons/Risks	Expecte d Durabilit y
1: Minimal Maintenance	High-pressure cleaning of roof/gutters; debris removal.	\$2,325–\$6,016	Low cost; quick (1–2 days); prevents short-term issues.	Doesn't address root causes; moss regrows in 1–2 years; risks \$7,750+ future damages.	1–2 years
2: Basic Repair	Cleaning + replace 5–10 broken tiles + seal holes/flashings.	\$4,650–\$12,013	Affordable; improves drainage; complies with basic BCA standards.	Ignores pointing/gutter s; risks rot/mold and full replacement (\$31,000+).	5–10 years
3: Standard Restoration (Recommended)	Full cleaning + tile replacement + grind/repoint ridges/gables + seal flashings.	\$9,300–\$24,025	Comprehensive fix; balances cost/value; enhances property appeal.	Mid-cost; minor risk of tile breakage during work.	10–15 years
4: Full Overhaul	All above + replace rusted gutter with Colorbond +	\$15,500–\$36,038	Long-term solution; insurance-friendly; ideal for humid exposure.	Highest upfront cost; overkill if selling soon.	20+ years



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apply moss
inhibitor.

- **Recommended Option:** Option 3, as it targets root causes (e.g., cracked pointing from Photos 4–6) while offering good ROI through prevented damages and value preservation.
- **Scope of Works (Detailed for Option 3):**
 - Preparation: Site assessment, permit acquisition, scaffolding erection, vineyard protection (tarps to prevent runoff).
 - Cleaning: Low-PSI high-pressure wash (~200m²).
 - Repairs: Replace tiles (AS 2049-compliant), grind/repoint ~150m linear ridges/gables (flexible mortar per AS 2050), seal flashings.
 - Finishing: Debris removal, optional inhibitor, inspection, 10-year warranty.
 - Total Estimated Duration: 3–5 days (scalable by option).

3. Technical Feasibility

3.1 Assessment

The project is technically feasible using standard roofing methods and materials suited to terracotta tiles in a rural Victorian context. HolyMess Pty Ltd's expertise (15+ years) and VBA licensing ensure capability.

- **Materials:** Terracotta tiles (AS 2049-compliant for frost resistance), flexible mortar (AS 2050 for movement accommodation), Colorbond steel (AS 1397 for rust resistance in Option 4), eco-friendly cleaners, and silicone sealants. All readily available; no exotic requirements.
- **Methods:** High-pressure cleaning (1500 PSI max to avoid damage), grinding with dust control, repointing, and sealing. Tools include angle grinders, lasers for measurement, and PPE.
- **Site Suitability:** Large 17-acre lot provides access for scaffolding/equipment; sloped roof manageable with harnesses. Vineyard exposure considered via containment for runoff.



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- **Challenges and Solutions:** Potential tile fragility mitigated by gentle techniques; humid climate addressed with inhibitors. No advanced tech needed; drone for pre-inspection optional.

3.2 Conclusion

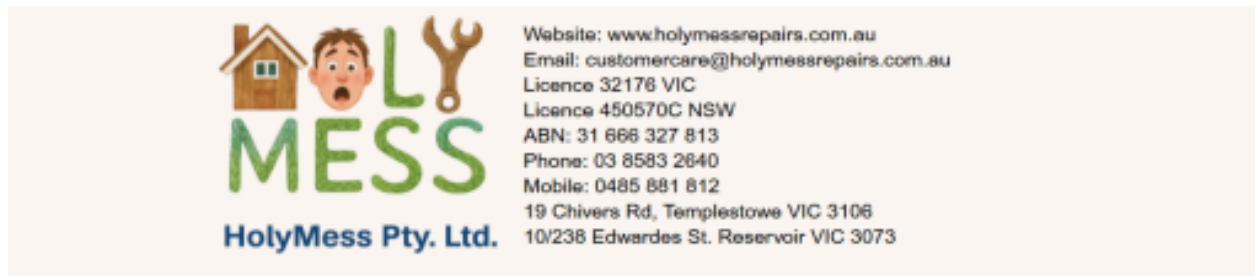
Highly feasible; aligns with Australian Standards (e.g., AS 2049/2050) and NCC/BCA requirements for weatherproofing.

4. Economic Feasibility

4.1 Cost Analysis

Costs are based on reports' estimates (Rawlinsons 2025, rural rates: \$50–124/m² cleaning, \$20–77.50/m repointing, \$200–3,100 gutters). Assume 10% contingency for delays/unexpected issues.

- **Breakdown for Recommended Option 3:**
 - Cleaning: \$2,000–\$4,000
 - Tile Replacement: \$1,000–\$2,000
 - Grinding/Repointing: \$3,000–\$5,000
 - Sealing/Finishing: \$1,000–\$2,000
 - Scaffolding/Safety: \$1,000–\$1,500
 - Permits/Waste: \$300–\$500
 - Contingency: \$1,000–\$9,025
 - **Total:** \$9,300–\$24,025
- **Benefits:**
 - Avoided Costs: Prevents \$5,000–\$40,000 in damages (e.g., rot, full replacement).
 - Value Retention: Protects 5–15% of \$1.81M property value (\$90,500–\$271,500).
 - ROI: Break-even in 2–5 years via reduced maintenance/insurance premiums; extends roof life by 10–15 years.



- Intangibles: Improved aesthetics, health (no mold), and saleability in Yarra Valley market.

4.2 Alternatives

Cheaper options (1–2) save upfront but incur higher long-term costs; Option 4 offers best longevity for investment properties.

4.3 Conclusion

Economically viable; Option 3 provides a strong cost-benefit ratio (ROI >20% over 10 years).

5. Legal and Regulatory Feasibility

5.1 Compliance Overview

Fully aligned with Victorian and national standards referenced in reports:

- **Key Regulations:** Building Act 1993 (VIC) §16 (permits for non-minor works), Building Regulations 2018 Reg 233 (weatherproofing), NCC/BCA Vol 2 Part 3.5.1 (cladding durability), Plumbing Regulations 2018 Reg 14 (gutters), WHS Regulation 2011 Reg 299 (high-risk work), OHS Act 2004 §21 (safe systems), PER Act 2019 (engineer consultation if structural).
- **Permits:** Required for Options 2–4 if exceeding maintenance (e.g., repointing); obtain from Yarra Ranges Shire Council. No heritage overlays; agricultural zoning may need environmental checks for runoff.
- **Licensing:** Contractor must be VBA-licensed (as HolyMess is).
- **Challenges:** Potential fines for non-compliance (e.g., unlicensed work); mitigated by verified licensing and SWMS (Safe Work Method Statements).



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5.2 Conclusion

Legally feasible; proceed with permit applications to ensure full compliance.

6. Operational Feasibility

6.1 Impact Assessment

- **Disruptions:** Minimal (3–5 days); noise/dust controlled with tarps/PPE; vineyard protected. Residents can remain on-site with signage.
- **Integration:** Fits rural lifestyle; enhances operational efficiency (e.g., no leaks affecting nursery).
- **Stakeholder Considerations:** Client (budget alignment), trades (safety), council (permits), environment (waste recycling).
- **Maintenance Post-Project:** Annual inspections recommended; warranty covers 10 years.

6.2 Conclusion

Operationally seamless; low disruption in rural setting.

7. Schedule Feasibility

7.1 Timeline

- **Pre-Work:** 1–2 weeks (permits, measurements).
- **Execution:** 3–5 days for Option 3 (preparation: 1 day; cleaning/repairs: 2–3 days; finishing: 1 day).
- **Factors:** Weather-dependent (avoid rain/wind); rural location may add logistics time.
- **Milestones:** Day 1: Setup; Day 2–3: Core works; Day 4: Inspection/handover.



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7.2 Conclusion

Feasible within 1 month; flexible for client scheduling.

8. Risk Analysis

Risk Category	Description	Likelihood	Impact	Mitigation
Injury	Falls, cuts, dust inhalation.	Medium	High	SWMS, PPE, harnesses (WHS Reg 299); trained workers.
Property Damage	Tile breakage, runoff to vineyard.	Low	Medium	Insurance (\$20M liability), eco-methods, containment.
Financial	Cost overruns from delays/issues.	Medium	Medium	10% contingency, fixed-price contract.
Regulatory	Permit denials, non-compliance fines.	Low	High	VBA verification, council consultation.
Environmental	Soil contamination from cleaners.	Low	Medium	Eco-products, tarps (Planning Act equivalents).
Operational	Weather delays.	High	Low	Schedule buffers, no-charge extensions.

Overall Risk Level: Moderate; mitigations reduce to low with proper planning.

9. Conclusion and Recommendations



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The roof restoration project is feasible across all dimensions, with Option 3 offering the best balance of cost, benefits, and risk. Implementing it will preserve the property's value, prevent health/safety issues, and comply with regulations. Delaying could result in escalated costs (\$10,000–\$62,000) and value loss.

Recommendations:

1. Engage HolyMess Pty Ltd for a site revisit and fixed quote.
2. Apply for necessary permits immediately.
3. Proceed with Option 3, budgeting \$15,000–\$20,000 (mid-range).
4. Schedule for spring/summer to minimize weather risks.
5. Conduct post-work inspection and plan annual maintenance.

This study provides a solid foundation; consult professionals for customization.