



Website: www.holymessrepairs.com.au
Email: customercare@holymessrepairs.com.au
Licence 32176 VIC
Licence 450570C NSW
ABN: 31 666 327 813
Phone: 03 8583 2840
Mobile: 0485 881 812
19 Chivers Rd, Templestowe VIC 3106
10/236 Edwardes St. Reservoir VIC 3073

Subject: QUOTE: [REDACTED] – Balcony 202 Canopy Construction (VBA Compliant)

To: [REDACTED]

Company: [REDACTED]

Email: [REDACTED]

Project: [REDACTED] Caulfield North

Date: 07 December 2025

From:

Victor C

Compliance Manager

HolyMess Repairs

Mobile: 0426 204 244

Email: info@holymessrepairs.com.au

Web: www.holymessrepairs.com.au

Address: Unit 10/236-244 Edwardes Rd, Reservoir VIC 3073 | 19 Chivers Rd, Templestowe VIC 3106

ABN: 31 666 327 813 | Licence No: 32176

QUOTATION: Q-554-INK-02

[REDACTED]

Thank you for the opportunity to quote on the canopy works for Balcony 202 at the [REDACTED] project.

We understand this is a live project requiring strict adherence to schedule and compliance. As the **Compliance Manager** for HolyMess Repairs, I have personally reviewed your architectural sections (Drawing A-605 C4) against current **Victorian Building Authority (VBA)** regulations to ensure the proposed solution is fully compliant and future-proof.

Based on your request for **Monument Matt** finishes and the technical requirements for the 400mm canopy structure, please find our detailed scope and fixed pricing below.

Detailed Scope of Works & Price Breakdown

1. Box Gutter System & Overflow Provision (VBA Compliant)

Scope:

- **Fabrication & Install:** Supply and installation of a custom box gutter (approx. 7.2m length) ensuring a minimum gradient of 1:200 to prevent ponding¹.



Website: www.holymessrepairs.com.au
Email: customercare@holymessrepairs.com.au
Licence 32178 VIC
Licence 450570C NSW
ABN: 31 666 327 813
Phone: 03 8583 2840
Mobile: 0485 881 812
19 Chivers Rd, Templestowe VIC 3106
10/238 Edwardes St. Reservoir VIC 3073

- **Expansion Compliance (RP-02):** As the gutter length exceeds 6 metres, we will install a mandatory expansion joint or sliding clip system to accommodate thermal movement, strictly adhering to **VBA Practice Note RP-02** and **AS/NZS 3500.3**²²²².
- **Mandatory Overflow:** Fabrication of a high-capacity sump and overflow device (rainhead or side duct) sized to handle a 1% AEP (100-year) rainfall intensity event. This is a critical requirement under **VBA Practice Note RP-02** to prevent water surge into the building³³³³.
- **Support:** Installation of continuous support boards to prevent sagging under load.
- **Sealing:** All joints sealed with high-performance silicone and riveted in the direction of flow.

Item Price: \$3,245.00 + GST

2. Roof Sheeting & Insulation (Monument Matt)

Scope:

- **Sheeting:** Supply and install **Lysaght Trimdeck** (or approved equivalent) in **Colorbond Monument Matt** finish (0.42 BMT).
- **Catchment Sizing:** Roof plumbing calculations performed per **VBA Practice Note RP-06** to ensure the profile handles the specific rainfall intensity of Caulfield North⁴⁴⁴⁴.
- **Condensation Control:** Installation of non-combustible waterproof membrane/sarking (e.g., Anticon) beneath the sheets, sealed at the ridge and eaves to meet thermal efficiency and waterproofing standards⁵.
- **Fixing:** Secured with Class 4 roofing screws with pans turned up at the high end to guarantee water tightness.

Item Price: \$3,685.00 + GST

3. Architectural Fascia & Flashings (RP-05 Compliant)

Scope:

- **Custom Fascia:** Supply and install **Folded Aluminium Fascia** with selected powder coat finish (MET-1) to match architectural detail 001. *Note: We have allowed for aluminium as specified in the drawings, which provides superior longevity over standard steel.*⁶.



Website: www.holymessrepairs.com.au
Email: customercare@holymessrepairs.com.au
Licence 32178 VIC
Licence 450570C NSW
ABN: 31 666 327 813
Phone: 03 8583 2840
Mobile: 0485 881 812
19 Chivers Rd, Templestowe VIC 3106
10/238 Edwardes St. Reservoir VIC 3073

- **Wall Abutment Compliance:** Installation of apron flashings incorporating a **Pressure Seal** (sandwich seal method) or **Chase Cut** (25mm depth) where the canopy meets the masonry wall. This strictly follows **VBA Practice Note RP-05** and **HB39** to prevent capillary action water ingress⁷⁷⁷⁷.
- **Flashings:** All associated Colorbond Apron and Barge flashings in **Monument Matt**, ensuring 100mm minimum upstands and 10mm anti-capillary breaks⁸.

Item Price: \$4,105.00 + GST

4. Structural Battens & Preparation

Scope:

- **Sub-Structure:** Supply and installation of non-combustible metal roof battens (40mm) to the canopy structure.
- **Levelling:** Precision set-out and levelling to ensure the box gutter achieves the required fall within the strict 400mm structural height limitation provided in your email.

Item Price: \$2,150.00 + GST

5. Logistics & Certification

Scope:

- **Delivery:** Transport of long-length roofing sheets, custom aluminium flashings, and accessories to site.
- **VBA Compliance Certificate:** Upon completion, we will lodge a Compliance Certificate with the Victorian Building Authority. This is a mandatory requirement for all plumbing work exceeding \$750 in value under **Regulation 47 of the Plumbing Regulations 2018**⁹.

Item Price: \$160.00 + GST

Quotation Summary

Item	Cost (ex GST)
------	---------------



Website: www.holymessrepairs.com.au
 Email: customercare@holymessrepairs.com.au
 Licence 32176 VIC
 Licence 450570C NSW
 ABN: 31 666 327 813
 Phone: 03 8583 2840
 Mobile: 0485 881 812
 19 Chivers Rd, Templestowe VIC 3106
 10/238 Edwardes St. Reservoir VIC 3073

1. Box Gutter & Overflow (RP-02 Compliant)	\$3,245.00
2. Roof Sheeting & Insulation (Monument Matt)	\$3,685.00
3. Architectural Fascia & Flashings (RP-05)	\$4,105.00
4. Structural Battens & Prep	\$2,150.00
5. Delivery & VBA Compliance Certificate	\$160.00
Subtotal	**\$13,345.00**
GST (10%)	\$1,334.50
TOTAL QUOTE (Inc GST)	**\$14,679.50**

Why HolyMess Repairs?

- **VBA Compliance Experts:** We do not cut corners. As licensed plumbers (Licence No. 32176), we adhere strictly to the *Building Act 1993* and *Plumbing Regulations 2018*. This protects your project from future liability regarding water ingress.
- **Proven Reliability:** We are a family-run business with a strong track record. You can view our workmanship on our [YouTube Channel](#) and see our client satisfaction on [Google Reviews](#) and [Facebook](#).
- **Transparency:** We provide clear, detailed scopes so you know exactly what is being installed. Visit us at www.holymessrepairs.com.au.

Additional Reporting Services

Please note that HolyMess Repairs offers a comprehensive suite of specialist reporting services should you require them for this or future projects:

- **Insurance & Builders Warranty Reports:** Detailed assessments for claim validation.



Website: www.holymessrepairs.com.au
Email: customercare@holymessrepairs.com.au
Licence 32178 VIC
Licence 450570C NSW
ABN: 31 666 327 813
Phone: 03 8583 2840
Mobile: 0485 881 812
19 Chivers Rd, Templestowe VIC 3106
10/238 Edwardes St. Reservoir VIC 3073

- **VCAT Expert Reports:** Compliant technical reports for dispute resolution.
- **Roofing & Plumbing Audits:** Full site audits to identify non-compliant works.

See attached separate document: We have prepared a preliminary **Dilapidation & Feasibility Assessment** based on the drawings provided to assist with your project planning.

We are ready to mobilize to meet your schedule. Please confirm if you wish to proceed.

Best Regards,

Victor C
Compliance Manager | HolyMess Repairs
0426 204 244
info@holymessrepairs.com.au

(Document 2: Separate Attachment)

PRELIMINARY DILAPIDATION & FEASIBILITY STUDY

Project: [REDACTED] Caulfield North – Balcony 202 Canopy

Date: 07 December 2025

Prepared By: Victor C, Compliance Manager, HolyMess Repairs

1. Executive Summary

This feasibility study is a desktop assessment based on the architectural drawings (A-605) and client correspondence provided. It identifies critical compliance junctions and feasibility constraints regarding the proposed canopy construction.

2. Feasibility of Drainage (Height Constraints)

- **Constraint:** The canopy has a total height allowance of **400mm**.
- **Requirement:** Box gutters require a minimum fall of 1:200¹⁰. Over a 7.2m length, this requires approximately **36mm of fall**.
- **Assessment:**
 - **Gutter Depth:** A standard box gutter generally requires a minimum depth of roughly 75mm-100mm at the high end to function correctly.
 - **Sump Depth:** VBA Practice Note RP-02 mandates that sumps fitted with high-capacity overflows must have a minimum depth of **150mm**¹¹¹¹¹¹¹¹.
 - **Structural Feasibility:** With a 400mm total structure height, accommodating the

structural steel, battens (40mm), roof sheet profile, box gutter fall, and the mandatory 150mm deep sump is **tight but feasible**.

- **Recommendation:** The structural steel design must allow for the sump recession. If the steel beam runs directly under the sump location, the 400mm height may not be sufficient to achieve compliance without a bulkhead or modification.

3. Wall Abutment Risks (Dilapidation Pre-Check)

- **Observation:** The drawings show the canopy abutting a masonry/brick wall.
- **Risk:** Masonry walls are porous. Standard silicone seals often fail over time due to thermal expansion.
- **Compliance Requirement:** To prevent water entering the wall cavity, **VBA Practice Note RP-05** and **HB39** require "Pressure Flashings" (mechanical fixings) or a "Cut-in" (chasing the flashing into the brickwork by 25mm)¹²¹²¹²¹².
- **Action Plan:** Our quote includes this pressure flashing method. We recommend checking the condition of the existing brickwork mortar prior to installation to ensure it can hold mechanical fixings.

4. Material Compatibility

- **Observation:** The design specifies an **Aluminium Fascia** potentially in contact with **Steel** structural elements or Zinc/Alum roofing.
- **Risk:** Direct contact between Aluminium and certain other metals can cause bi-metallic corrosion¹³.
- **Feasibility:** Separation layers (such as non-conductive strips) must be installed between the aluminium fascia and any steel supports to ensure the longevity of the materials. This has been accounted for in our methodology.

End of Report