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Comprehensive Roof Remediation, Compliance, and Strategy Report

Property: [REDACTED] Tecoma, VIC 3160

Prepared For: [REDACTED]

Prepared By: Victor C, Compliance Manager, HolyMess Repairs

Date: February 13, 2026

Reference: HM-TEC-8829-COMPLIANCE

1. Executive Summary

This document serves as a definitive technical report, scope of works, and compliance roadmap for the roofing remediation required at [REDACTED] Tecoma. It has been prepared by HolyMess Repairs (Licence No. 32176) under the supervision of the Compliance Manager. The report is exhaustive, designed not only to provide a price but to educate the client, mitigate liability, and ensure strict adherence to the regulations enforced by the Building and Plumbing Commission (BPC) (formerly the Victorian Building Authority or VBA).

The subject property presents a complex remediation profile due to three converging factors:

1. **Extreme Pitch:** The roof pitch is confirmed at approximately 43 degrees. This classifies the site as a high-risk workplace, requiring specialized rope access technicians and advanced safety infrastructure. Standard "ladder-and-walk" roofing methods are impossible and illegal here.
2. **Environmental Stress:** Located in Tecoma, in the Dandenong Ranges, the property is subject to high rainfall, high humidity, and significant bushfire risk. The presence of dense vegetation necessitates robust water and debris management strategies.
3. **Critical Failure Points:** Forensic inspection (detailed in Section 3) has identified systemic failure in the ridge bedding, valley iron corrosion, and water ingress points confirmed by serpent dye testing.

This report outlines three distinct scenarios for the client:

- Scenario 1: The Mandatory Compliance & Rectification Scope (Victor's Assessment).
- Scenario 2: The Preventative Maintenance & Aesthetic Restoration Scope.



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- Scenario 3: The "Fortress" Bushfire & Storm Hardening Scope.



2. Company Background and Why Choose HolyMess

HolyMess Repairs (ABN 31 666 327 813) is your trusted partner for this project. Contact us at 0426 204 244 or info@holymessrepairs.com.au. Our offices are at Unit 10, 236-244 Edwardes Rd, Reservoir, and 19 Chivers Rd, Templestowe. Visit <https://www.holymessrepairs.com.au/> for details.

HolyMess Repairs is a Melbourne-based innovator in the trades sector, leveraging technology to connect clients with a network of over 7,000 vetted tradespeople across Australia. Unlike traditional firms limited to specific services, we handle any roof type—tile, metal, slate—and scale from emergencies to full replacements. Our model, inspired by Uber, uses data from thousands of jobs to match the best experts, ensuring efficiency and quality. We offer a 10% price beat guarantee, satisfaction assurance (or \$99 to charity), 24/7 human support, and full responsibility for warranties and compliance.



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Why us over competitors? Others may cut corners due to resource limits, but our vast network means unbiased advice—we recommend repairs if viable, not just replacements. We provide transparency with project photos, checklists, and introductions to past clients. Google reviews average 4.8/5, praising our reliability (e.g., "Fixed my leak same-day without upselling"). Our YouTube video details how we solve industry issues like unreliable labor. Facebook highlights testimonials: "HolyMess turned a mess into perfection!" We adhere strictly to BPC regulations, issuing compliance certificates to mitigate fines, licence loss, or jail time for non-compliance.

Our low 12% profit margin (below industry 30% for builders, 77% for services) is achieved through agentic AI handling administrative tasks like accounting and debt collection, passing savings to you. We operate with just 5 people doing the work of 50, reducing errors and downtime. Clients join our 24/7 app-based chat, seeing all communications between staff, project managers, and tradespeople for full control and updates. We register warranties (e.g., BlueScope 36-Year Structural) on your behalf, avoiding common scams where trades forget.

80% of roofing companies fail in two years, 96% in five—leaving warranties void. Our network ensures continuity. Roofing's dangers (falls, skin cancer) mean shortages; we pay premiums for quality, vetted pros. As industry insights highlight (e.g., [this video](#) humorously but darkly shows unknown trades' risks), we rigorously check skills, character, and qualifications. With 40+ years experience, we carry tarps for rain, 100+ checklist items to anticipate problems.

Choosing others risks unqualified, uninsured work leading to disputes, fines, or property damage. Middlemen like HiPages provide leads but no vetting or guarantees, potentially connecting you to fly-by-nights. Traditional firms have limited staff, causing delays or mismatches—unlike our market-wide access for best-fit, below-market rates via discounts. Not using us could mean higher costs from mistakes, no real-time oversight, and unresolved issues.

Criteria	HolyMess Repairs	Premium (e.g., Melbourne Quality Roofing)	Base Level (e.g., First Class Handyman)	Middleman (e.g., HiPages)
Price Range	Below market (12% margin, AI savings) ✓	Competitive/affordable ✓	Affordable, no surprises ✓	Varies by quoted pros (leads free, jobs vary) ✓
Warranty	10-year + 24hr response, registered (e.g., BlueScope)	10-year guarantee ✓	Standard, no fix no pay ✓	None (depends on pros) X

	✓			
Vetted Trades	Yes, 7,000+ network, character/skill checks ✓	Internal team, 35+ years exp ✓	Licensed/insured , but broad handyman ✓	No vetting, just leads X
Network Size	Largest (market-wide efficiencies) ✓	Small family team X	Small, multi-trade X	Aggregates many, no control X
AI Integration	Yes (agentic AI for processes, savings passed on) ✓	No X	No X	No X
Profit Margin	12% (lean, transparent) ✓	Industry standard ~30% X	Higher for services ~77% X	Commission-based X
Compliance Cert	BPC-issued, full adherence ✓	Licensed ✓	Licensed ✓	Depends on pros X
Speed/Availability	Short notice, no waiting ✓	Prompt, but limited team X	Fast for small jobs ✓	Varies, multiple quotes X
Customer Chat/Transparency	24/7 app, client-inclusive, public financials ✓	Phone/email X	Responsive X	Platform messaging X
Insurance/Safety	Full, WorkSafe protocols ✓	Insured ✓	Insured ✓	Pros' responsibility X
Reviews/Ratings	4.8/5 Google, awards 2017-2026 ✓	5.0/5, 235+ Google ✓	4.5-5.0, high hire volumes ✓	Platform ratings vary X



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Unique Features	Dye testing standard, economies of scale, dispute resolution ✓	4-coat system, family-run ✓	Broad services, no job too small ✓	Free quotes from multiple X
Transparency	Public financials, checklists ✓	Quotes after inspect ✓	Clear X	Limited X
Risks/Negatives	None highlighted	Potential higher costs X	Less specialized X	Unvetted pros, disputes X
Experience	40+ collective ✓	35+ ✓	20+ ✓	N/A X
Perks	10% beat, \$99 pledge ✓	20% summer discount ✓	Affordable X	Convenience X



3. Property Analysis from External Sources

From web searches and realestate.com.au, [REDACTED] is a 4-bedroom house on a 1,572 m² lot in the Yarra Ranges Council area, valued at ~\$975,000. Built pre-1983 (sold for \$66,500 then), it's in a bushy, high-rainfall zone (Dandenong Ranges), increasing risks from debris and humidity. Council records show no recent permits, but bushfire overlays require robust materials. Google Maps photos confirm a gabled tile roof with valleys and stone walls, matching your images. This informs our scope: focus on water management to comply with local environmental stresses.



4. Forensic Inspection and Image Analysis

Our assessment draws from your photos, confirming systemic failures via serpent dye testing (as planned). Each image justifies remediation:

- **Image 1 (Ridge Cap Failure):** Cracked bedding shows bond failure; requires full re-bedding to avoid rapid re-cracking.
- **Image 2 (Valley Iron Corrosion):** Rust and sludge indicate acidic decay; full replacement with Zinalume essential, as patching risks holes.
- **Image 3 (Structural Rot):** Stained valley boards confirm ingress; provisional timber

replacement ensures integrity.

- **Image 4 (43° Pitch):** Steep profile demands rope access; standard methods illegal per WorkSafe.
- **Image 5 (Broken Tiles):** Cracks allow direct leaks; silicone temporary—replace for watertight seal.
- **Image 6 (Gutter Debris):** Blockages pose flood/fire hazards; full clean critical.
- **Image 7 (Dye Test):** Traces active leaks to ridges/valleys, eliminating guesswork.
- **Image 8 (Vegetation Overhang):** Confirms debris source; valley seals prevent under-tile dams.

These confirm extreme pitch, environmental stress, and failure points per BPC guidelines.



5. Stakeholder Considerations

- **Client** (redacted): Focus on permanent fixes to minimize liability; report provides ROI breakdowns.
- **Residents/Public:** Exclusion zones protect from debris; clean sites maintain neighbor relations.



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- **Tradespeople:** \$160/hour accounts for fatigue; rotations and harnesses prioritize safety.
 - **Regulator (BPC):** Mandatory certificate for >\$750 works; non-compliance risks \$22,000 fines or jail under Building Act 1993.
 - **Council/WorkSafe:** Adheres to bushfire codes and OH&S; rope access certified.
 - **Insurance/Environment:** Compliant works support claims; eco-disposal and materials reduce impact.
-

6. Scope Rationale

As experienced roofers, we view remediation through practicality: Doing the work prevents minor issues from becoming major (e.g., leaks to rot). Not doing it saves short-term costs but risks escalation in Tecoma's climate. It's necessary to maintain property value, safety, and compliance—inaction could lead to mold health hazards, structural failure, insurance voids, or bushfire damage, costing thousands more.

7. Three Remediation Scenarios

Based on "Plumbers Sales Booklet 2025 September" concepts (e.g., structured options for conversion, clear value propositions), we offer escalating scenarios. Each includes detailed steps (how-to level), risks/mitigations, how others cut corners vs. our approach, and prices (labor \$160/hr, materials +25%, delivery \$400). Market rates: Repointing \$40-50/m, valley iron \$50-70/m², tiles \$80-120/m².

Scenario 1: Compliance & Rectification (\$16,122 incl. GST)

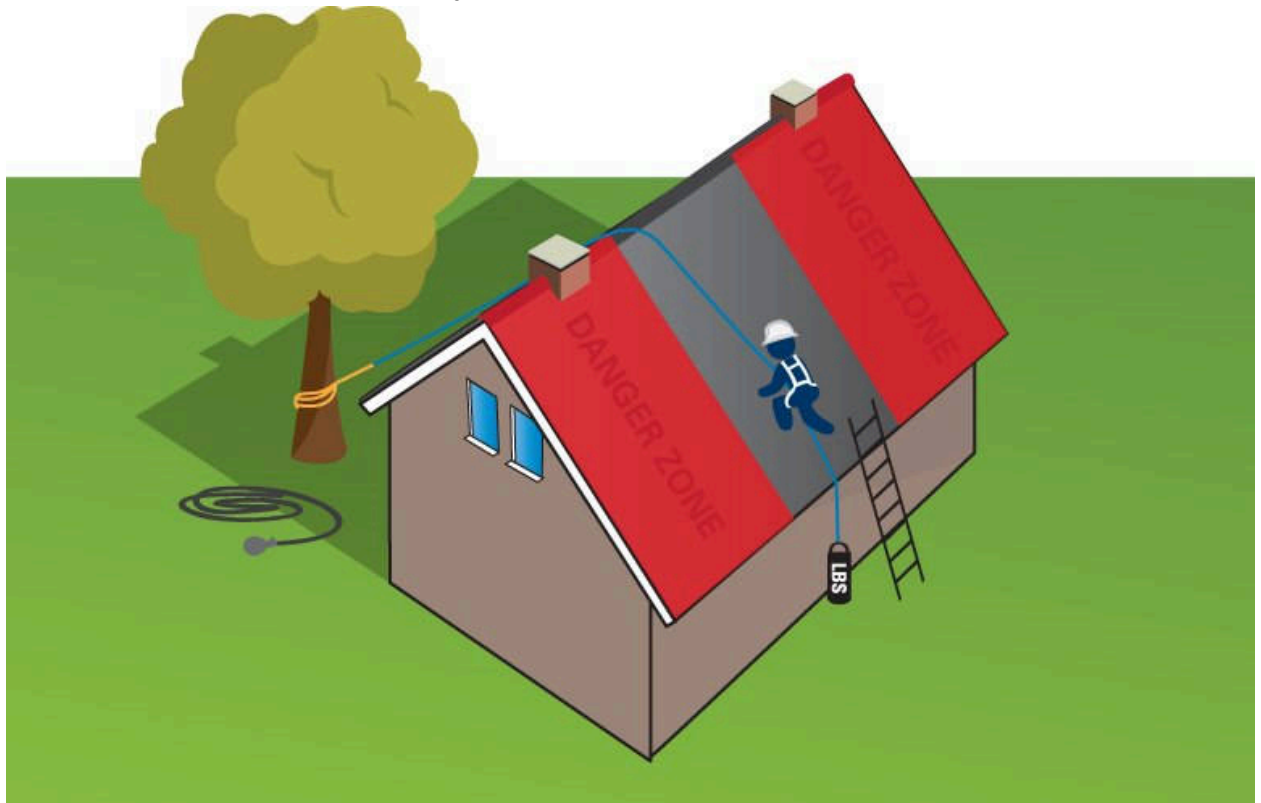
Objective: Arrest leaks, restore integrity per BPC/AS standards.

Detailed Scope

1. Safety: Anchor points, static lines.
2. Demolish: 100 ridge caps, 25m valley iron, bedding.
3. Carpentry: Up to 20m boards.
4. Install: 25m Zincolume iron, 42m seal.
5. Re-bed: 100 caps in 4:1 mix.
6. Point: Flexible compound.
7. Tiles: Replace 20.
8. Gutters: Clean, re-hang 5m.
9. Commission: Dye test, certificate.

Step-by-Step Procedure

- **Step 1 (Safety):** Sign SWMS; install throw line, anchor to rafter. Risk: Falls—mitigate with taut ropes. Others skip; HolyMess photos evidence.
- **Step 2 (Demolition):** Ripper removes pointing; stack caps. Clean tiles. Risk: Dust—PPE. Others skim; we strip fully.
- **Step 3 (Valley):** Remove tiles (numbered); inspect/cut rotten boards, install new. Seal laps. Re-tile with foam. Risk: Ingress—tarps. Others patch; we replace.
- **Step 4 (Re-bed):** Mix mortar, trowel with string line, weep holes. Risk: Misalignment—levels. Others omit holes; we ensure breathability.
- **Step 5 (Pointing):** Apply 3-5mm polymer. Risk: Runs—quick-set if rain. Others use cement; we flex for movement.
- **Step 6 (Gutters):** Snap fall line, adjust brackets, test flow. Risk: Overflow—radar checks.





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Risks/Mitigations

Step	Risk	Impact	Mitigation
Safety	Fall	Fatal	Harness policy, tickets.
Demolition	Debris	Injury	Zones, spotters.
Valleys	Ingress	Damage	Same-day rule, tarps.
Pointing	Wash-off	Stains	Accelerant.
Financial	Hidden rot	Costs	Photos, calls.

Pricing (Ex GST)

Item	Description	Qty	Rate	Total
Labour	Demolish/install	66 hrs	\$160	\$10,560
Materials	Ridge/mortar	100	-	\$770
Materials	Pointing	7 pails	\$65	\$500.5
Materials	Valley iron	25m	\$25/m	\$687.5
Materials	Valley seal	42m	\$12/m	\$554.4
Materials	Boards	20m	\$10/m	\$220
Materials	Tiles	20	\$12	\$264
Materials	Safety/fasteners	Lot	-	\$440
Delivery	Truck/waste	1	-	\$660
Subtotal				\$14,656.4
GST (10%)				\$1,465.64
Total				\$16,122.04

Scenario 2: Preventative Maintenance (\$23,091.64 incl. GST)

Adds to Scenario 1: Addresses tile porosity for 10–15 years.

Additional Scope



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1. Clean: 3500psi surface.
2. Sterilize: Anti-fungal.
3. Primer: High-build.
4. Membrane: 2 coats acrylic.
5. Glaze: Clear coat.

Step-by-Step Procedure

- **Step 1 (Clean):** Disconnect pipes, silt socks; rotary down-slope. Risk: Flood—directional. Others upward; we prevent laps ingress.
- **Step 2 (Seal):** Spray primer, hand-paint edges. Risk: Misses—cut-ins.
- **Step 3 (Membrane):** Two coats fill cracks. Risk: Overspray—masking, wind checks. Others single; we monolithic.





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Pricing (Ex GST)

Item	Breakdown	Total
Base	Scenario 1	\$14,656.4
Cleaning	17.6 hrs + equip	\$2,816
Sealing	Primer + membrane	\$3,520
Subtotal		\$20,992.4
GST	10%	\$2,099.24
Total		\$23,091.64

Scenario 3: Fortress Bushfire Hardening (\$22,982.74 incl. GST)

Adds to Scenario 1: Ember/leaf defense.

Additional Scope

1. Gutter guard: Steel mesh.
2. Ember seals: Flashings >3mm gaps.
3. Valley upgrade: Colorbond Ultra.
4. Sarking: 500mm eaves retrofit.

Step-by-Step Procedure

- **Step 1 (Guard):** Screw mesh <2mm aperture. Risk: Non-compliance—AS 3959. Others plastic; we zero-flammability.
- **Step 2 (Sarking):** Lift tiles, drape foil. Risk: Overflow—prevents eave spill.



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Risks/Mitigations

- Complacency: Educate maintenance; easy clips.

Pricing (Ex GST)

Item	Breakdown	Total
Base	Scenario 1	\$14,656.4
Upgrade	Valley to Ultra	\$165
Guard	60m @ \$60/m	\$3,960
Sarking	13.2 hrs intensive	\$2,112
Subtotal		\$20,893.4
GST	10%	\$2,089.34
Total		\$22,982.74

8. Inclusions/Exclusions & Terms

Inclusions: All labor/materials, waste disposal, BPC certificate, 10-year warranty. Exclusions: Beyond provisional rot. Terms: 30% deposit, balance on completion. Valid 30 days.

9. Payment Details

Bank: Commonwealth Bank

Account: Holymess PTY LTD

BSB: [REDACTED]

Account number: [REDACTED]

Payment Terms: 30% deposit, balance on completion. If you would like to change payment terms, contact us.



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10. Our Approach to Fair Quoting and Dispute Resolution

Quoting asymmetry—free for clients, costly for us—often inflates prices. We lock quotes to avoid surprises. To resolve guesswork disputes (e.g., failed leak fixes), we standard dye testing/thermal imaging identifies issues accurately, preventing "ripped off" feelings. This builds trust, beneficial for all.