



Website: [www.holymessrepairs.com.au](http://www.holymessrepairs.com.au)  
Email: [customercare@holymessrepairs.com.au](mailto: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

## **HOLYMESS REPAIRS – QUOTE FOR ROOF REPAIRS**

**Quote Reference:** [REDACTED]

**Date:** 17 March 2026

**Valid until:** 16 April 2026

### **Prepared for:**

[REDACTED] (Property Manager, Jellis Craig) & Strata Committee

**Property:** [REDACTED] Albert Park VIC 3206 (water leaks to [REDACTED])

### **Access Contact:**

**Prepared by:** Victor C – Compliance Manager

### **HolyMess Repairs**

Licence No. 32176 | ABN 31 666 327 813

Phone: 0426 204 244 | [info@holymessrepairs.com.au](mailto:info@holymessrepairs.com.au)

Addresses: Unit 10/236-244 Edwardes Rd, Reservoir VIC & 19 Chivers Rd, Templestowe VIC

Website: <https://www.holymessrepairs.com.au>

Dear [REDACTED] and Strata Committee,

Thank you for providing all the photos across every email, including the latest batch showing close-ups of holes in the roof, rows of cracked and displaced tiles, failed ridges and hips at parapets, rusted valleys, flashing damage around chimneys and vents, and additional junctions. We have reviewed every image in detail. The damage is extensive and widespread across multiple slopes.

This targeted but comprehensive repair will permanently stop the water leaks into [REDACTED].

## **Itemised Scope of Works & Pricing (all prices include GST)**

HolyMess Repairs will supply and install using fully licensed roofers, full safety harness systems, matching recycled terracotta tiles (perfect colour and profile match for this property) and premium flexible roofing mortar:

1. Supply and replacement of approximately 240 damaged, cracked, broken or missing terracotta tiles (including actual holes) — **\$9,250**
2. Full re-bedding and re-pointing of approximately 125 linear metres of ridge and hip capping (complete removal of failed old mortar) — **\$7,450**
3. Repair/replacement of 7 main rusted valley, flashing and parapet sections (new compatible metal where required) — **\$3,300**
4. Repairs to flashings and mortar at chimney vents, brick junctions, parapet walls and light-well edges — **\$900**
5. Integration of existing temporary Gutterbrite repairs, debris clearance from roof & gutters, plus final watertightness inspection — **\$300**



Website: [www.holymessrepairs.com.au](http://www.holymessrepairs.com.au)  
Email: [customercare@holymessrepairs.com.au](mailto: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

**Grand Total Investment: \$21,200 including GST**

**Workmanship Warranty:** 24 months (company-backed).

## Detailed Step-by-Step Repair Procedures

Our team will follow these ultra-detailed procedures (measured from your photos: 240 tiles, 125 linear metres of ridge/hip, 7 valley/flashing zones plus chimney/parapet junctions). Every step is documented with time-stamped photos and video for your records.

### Phase 1: Tile Replacement (240 tiles – \$9,250)

1. **Safety Setup & Access (2–3 hours):** Erect full scaffold or roof ladder system covering all working slopes. Install static safety line (rated 15kN) anchored to structural points. Each worker wears full-body harness with dual lanyards and inertia-reel fall arrest. Mark exclusion zone below. Risks: Fall from height (primary injury risk); tiles sliding and causing property damage below. Mitigations: Daily harness inspections, 2-person buddy system, weather monitoring (no work in wind >30 km/h or rain), full SWMS signed off. How others cut corners or scam: Skip harnesses entirely or use cheap rope; quote only “tile swap” but leave damaged underlay causing hidden leaks and later extra charges; use mismatched cheap imported tiles that fail quickly. HolyMess ensures best outcome: We draw on our largest network of 200+ vetted roofers and agentic AI oversight for real-time checks. We can repair, paint, replace (tile, metal, slate), handle large or small jobs, or emergency work — no pressure to upsell. Evidence: Time-stamped video of full safety setup.
2. **Identify & Remove Damaged Tiles (2–4 hours per slope):** Work from bottom upward using professional tile lifter tools. Support adjacent tiles with timber props. Remove pieces into rope-lowered buckets. Inspect batten and underlay. Risks: Breaking sound tiles; immediate water entry; debris damage. Mitigations: Work in 1 m<sup>2</sup> sections, temporary tarps, replace any damaged underlay immediately. How others cut corners or scam: Smash tiles quickly, leave debris in gutters (causing future clogs), skip underlay inspection, use non-matching tiles. HolyMess ensures best outcome: Recycled matching terracotta sourced same-day via our network. AI reviews every removal photo. Evidence: Before/after photos per section.
3. **Clean Battens & Install New Tiles:** Vacuum debris. Lay new underlay strips if needed. Install with exact 75–100 mm overlap per Australian Standard. Fix with 50 mm copper nails where required. Risks: Incorrect overlap or nails leading to leaks or rust. Mitigations: Laser level checks, torque wrench. HolyMess ensures best outcome: Full material invoices and installation video provided.

### Phase 2: Ridge & Hip Re-bedding / Re-pointing (125 linear metres – \$7,450)

1. **Remove Old Mortar:** Use angle grinder with diamond blade and chisel to completely remove failed mortar. Vacuum dust. Risks: Dust entering attic; damaging tiles below. Mitigations: Wet cutting, dust extraction, temporary barriers. How others cut corners or scam: Only scrape surface (fails in 12 months); use cheap cement instead of flexible



Website: [www.holymessrepairs.com.au](http://www.holymessrepairs.com.au)  
Email: [customercare@holymessrepairs.com.au](mailto: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

mortar. HolyMess ensures best outcome: Premium flexible mortar (25+ year life).

Evidence: Video of complete removal.

2. Apply New Bedding Mortar: Mix and bed ridge tiles with 20–25 mm even bed. Check level every 1 m.
3. Pointing: After 24-hour set, apply colour-matched flexible pointing mortar and tool smooth. Risks: Cracking from heat/cold expansion. Mitigations: Expansion joints every 3 m, 48-hour weather cure. HolyMess ensures best outcome: We can paint the ridge later if required — full flexibility.

### **Phase 3: Valley, Flashing & Parapet Repairs (7 sections – \$3,300)**

1. Remove Rusted Sections: Cut out rusted valley iron. Remove tiles 500 mm each side.
2. Install New Compatible Flashing: Lay new compatible valley channel, 150 mm overlaps, silicone seal and clips. Re-tile over. Risks: Galvanic corrosion from wrong metals. Mitigations: Compatible materials only, full warranty paperwork. How others cut corners or scam: Use cheapest flashing (rusts in 2 years) or skip sealing. HolyMess ensures best outcome: Fixes everything visible and hidden with same-day matching material.

### **Phase 4: Chimney/Vent, Brick Junction & Light-Well Repairs (\$900)**

Replace flashings and re-bed mortar at junctions using the same detailed process as above (stepped flashings + silicone).

Risks: Water tracking down brickwork.

Mitigations: Full stepped flashing installation.

HolyMess ensures best outcome: Close-up evidence photos for every junction.

### **Phase 5: Cleanup, Integration of Gutterbrite Repairs & Final Inspection (\$300)**

Vacuum entire roof, lower all debris, integrate temporary repairs, perform 2-hour hose water test with video proof.

## **Overall Job Risks & Controls**

- Injury (falls): Mitigated by full harness/static lines, scaffold, 2-person teams, daily SWMS.
- Property damage (falling debris): Mitigated by tarps, exclusion zones, rope buckets.
- Financial loss (leaks returning or hidden damage): Mitigated by full underlay checks, 24-month warranty, staged photo/video evidence, and our guarantee — we return free if anything fails within warranty. All risks are reduced to near-zero through our largest vetted tradesperson network, agentic AI oversight, and experienced project managers.

## **Why Choose HolyMess Repairs**

Other companies cut corners at every step (cheap materials, skipped safety, hidden damage) or scam by quoting only easy parts and charging extras later.



Website: [www.holymessrepairs.com.au](http://www.holymessrepairs.com.au)  
Email: [customercare@holymessrepairs.com.au](mailto: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

HolyMess is different because:

- We have the **largest network of vetted tradespeople** in Melbourne — we can do any job (large or small, emergency 24/7, tile/metal/slate, repair/paint/replace) without being restricted to one solution.
- **Agentic AI + experienced project managers** oversee every step — no bad workmanship can be hidden.
- We provide **evidence** (time-stamped photos and videos of every critical step).
- **10% Price Beat Guarantee** — show us a lower written quote for the exact same scope and we will beat it by 10%.
- **\$99 Guarantee to Impress** — if our advice or site visit does not exceed expectations, we pay you \$99.
- Outstanding Google reviews, full company story video, and Facebook page.

We are not boxed in like other companies — we always do what is genuinely in the client's best interest.





**HolyMess Pty. Ltd.**

Website: [www.holymessrepairs.com.au](http://www.holymessrepairs.com.au)

Email: [customercare@holymessrepairs.com.au](mailto: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





Website: [www.holymessrepairs.com.au](http://www.holymessrepairs.com.au)  
Email: [customercare@holymessrepairs.com.au](mailto: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

## Payment Details

**Bank:** Commonwealth Bank

**Account Name:** Holymess PTY LTD

**BSB:** [REDACTED]

**Account Number:** [REDACTED]

## Payment Terms:

- 50% deposit: **\$10,600** (payable on acceptance)
- 50% on practical completion: **\$10,600**

If you would like to change payment terms, please contact us. We also offer humm and/or interest-free payment plans.

We can arrange a free on-site inspection within 48 hours (using [REDACTED] as the Unit 5 access contact) to confirm exact quantities and make any minor adjustments if needed.

Please reply with "ACCEPT [REDACTED]" or let us know if you would like any changes. We are ready to schedule the works quickly so the leaks stop for good.

Kind regards,

**Victor C**

Compliance Manager

HolyMess Repairs

0426 204 244

[victor.c@holymessrepairs.com.au](mailto:victor.c@holymessrepairs.com.au)

<https://www.holymessrepairs.com.au>

Thank you for trusting us with [REDACTED] — we will look after it like our own!