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19 Chivers Rd, Templestowe VIC 3106  
10/238 Edwardes St. Reservoir VIC 3073

## **HolyMess Repairs Pty Ltd**

### **Roofing & Building Repairs – Fully Licensed & BPC Compliant**

Licence No: 32176 | ABN: 31 666 327 813

Unit 10, 236-244 Edwardes Rd, Reservoir VIC 3073 & 19 Chivers Rd, Templestowe VIC 3106

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

**Quote Reference:** Roof Repairs – [REDACTED] Ivanhoe East VIC 3079 (14-Unit Apartment Block)

**Date:** 13 April 2026

**Prepared for:** [REDACTED] OC Committee

**Email:** [REDACTED] | **Phone:** [REDACTED]

[REDACTED]

Thank you for your email and the attached scope of works. We have cross-checked it against the full November 2021 Body Corporate Defect Inspection Report (Major Defect 2.05 – deteriorated/splitting sealant around penetrations + stormwater pooling; Safety Hazard 1.01 – substandard mechanical ventilation supports; Non-Compliant items including missing roof turn-downs and disconnected downpipe).

### **Property Context**

[REDACTED] is a 3-storey brick-veneer apartment block (circa 1945–1960s) on a 1,076 m<sup>2</sup> sloping site in Banyule Council. Public records, Google Maps, and realestate.com.au confirm the flat sheet-metal roof over steel framing with basement car park. Street-view and satellite imagery exactly match the northern mechanical ventilation penetrations, lift-shaft corner (pooling area), and unsupported roofing section shown in your scope and the 2021 report. No heritage overlays or special council restrictions apply to these roofing works.

We will **exactly deliver your requested scope** (sealant around ventilation penetrations, roofing supports, water pooling rectification, render and membrane to lift shaft) plus the linked critical defects, and issue a **BPC Compliance Certificate** (mandatory under current Plumbing Regulations).

### **Stakeholder-Centred Scope**

We assess every job through the eyes of every stakeholder involved: the Owners Corporation (cost certainty, compliance, value), residents (minimal disruption, no water ingress, safe basement), tradespeople and project manager (safe sequenced work), passers-by and neighbours (site security), Banyule Council and Building and Plumbing Commission (full regulatory compliance), WorkSafe (height safety), insurance companies (documented evidence for claims), and the environment (proper waste and run-off control). This ensures the work is



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comprehensive, safe, and future-proof.

**Three clear options** (all prices **ex GST** – GST will be added at invoice).

### **Option 1: Targeted Remediation (Exact Scope Compliance)**

**Price: \$29,345 + GST** (valid 14 days)

#### **Very Detailed Step-by-Step Procedure**

##### **Step 1.1: Site Mobilization, Access & WHS Compliance**

Erect full BPC-compliant scaffold with edge protection and tarps over all penetrations and pooling areas. Finalise Safe Work Method Statement for high-risk work at heights. All personnel use certified harnesses anchored to engineered roof points.

What could go wrong: Falls from height or water entering apartments during works.

Mitigation: Our own scaffold fleet, daily checks, full tarping, and AI-tracked SWMS.

Corner-cutting by others: Using ladders only (illegal and dangerous).

HolyMess Assurance: Full public liability cover and photographic evidence of safe setup.

##### **Step 1.2: Roof Penetrations & Sealant Remediation**

Rake out all deteriorated/splitting sealant from every ventilation penetration down to bare metal using oscillating tool and utility knife. Clean with solvent and wire brush. Secure any loose flashings (no replacement). Apply premium UV-resistant neutral-cure silicone with proper water-shedding gradient.

What could go wrong: Capillary leaks causing internal damage.

Mitigation: Solvent cleaning to bare metal and hose test after application.

Corner-cutting by others: Painting over old sealant (fails in 6–12 months).

HolyMess Assurance: Timestamped before/after photos and video provided to you.

##### **Step 1.3: Structural Timber Supports – Northern End**

Remove approximately 10 m<sup>2</sup> of unsupported roofing adjacent to the large penetration. Install new H2-treated 45×35 mm timber battens with heavy-duty galvanised angle brackets at every joint. Re-lay new Colorbond sheets.

What could go wrong: Structural collapse under load or rain.

Mitigation: Temporary propping and video of hidden reinforced structure before closing the roof.

Corner-cutting by others: Skew-nailing without brackets or reusing rusted sheets.

HolyMess Assurance: Specialised carpentry subcontractors and full documentation.

##### **Step 1.4: Water Pooling – SW Lift Shaft**

Remove approximately 10 m<sup>2</sup> of cracked/pooling sheet at the southwestern corner of the lift shaft. Install new Colorbond decking, 6 m of apron flashing (150 mm overlap with turn-downs), and 3 m of ridge capping. Render the lift shaft wall with full Dulux acrylic system and apply 2



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coats of closest-matching membrane.

What could go wrong: Future pooling or delamination.

Mitigation: Laser-level fall checks (minimum 1:40) and 24-hour cure time.

Corner-cutting by others: Skipping turn-downs or using cheap non-compliant membrane.

HolyMess Assurance: Exact match to report photos and material batch numbers supplied.

### **Step 1.5: Testing & Handover**

Full hose test, thermal imaging, thorough site clean, and BPC Compliance Certificate issued within 5 days.

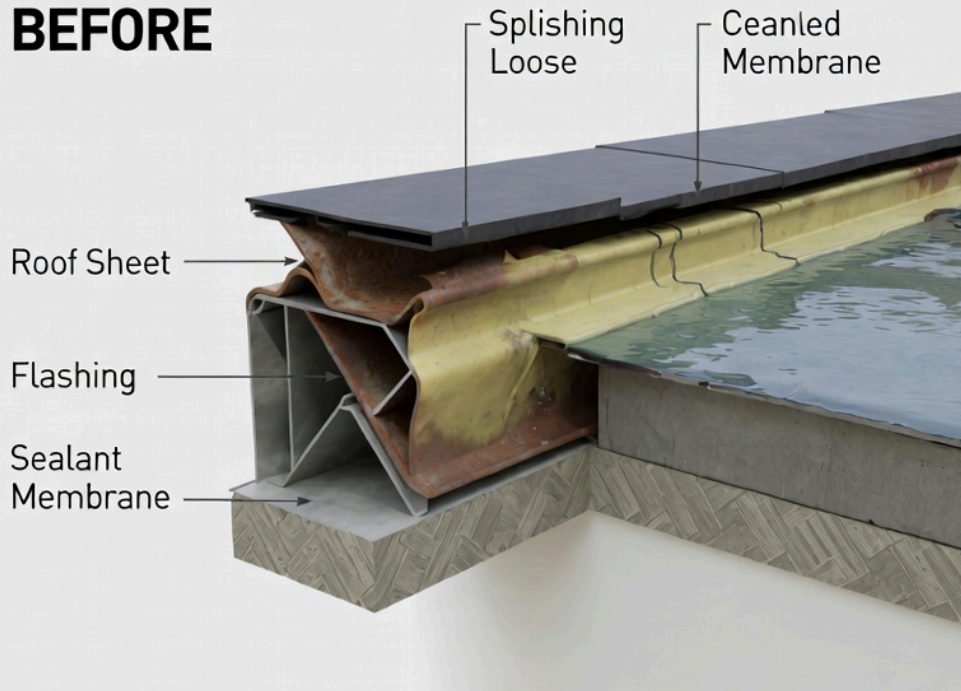
### **Custom Diagram 1 – Penetration Repair (BPC RP-05)**



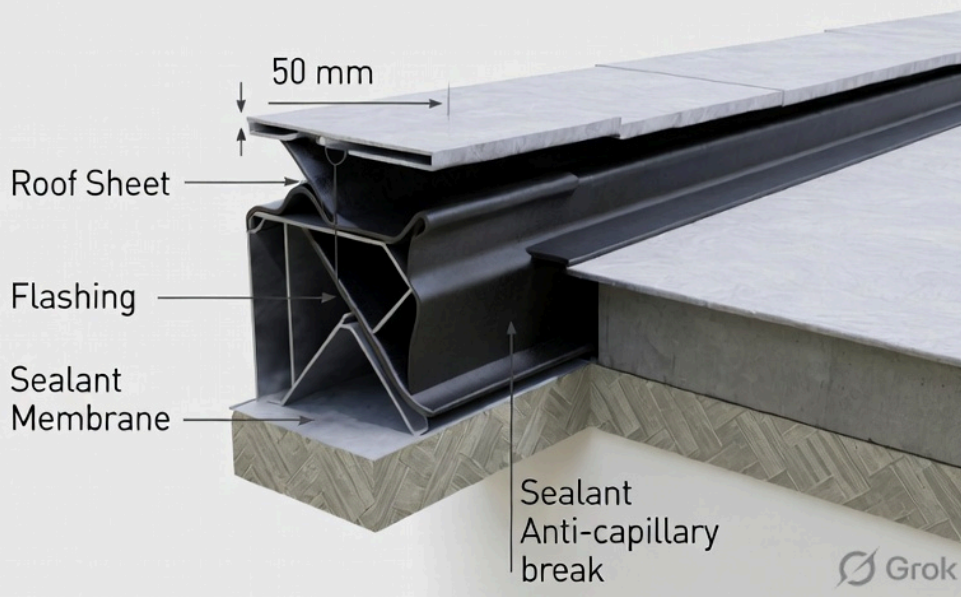
HolyMess Pty. Ltd.

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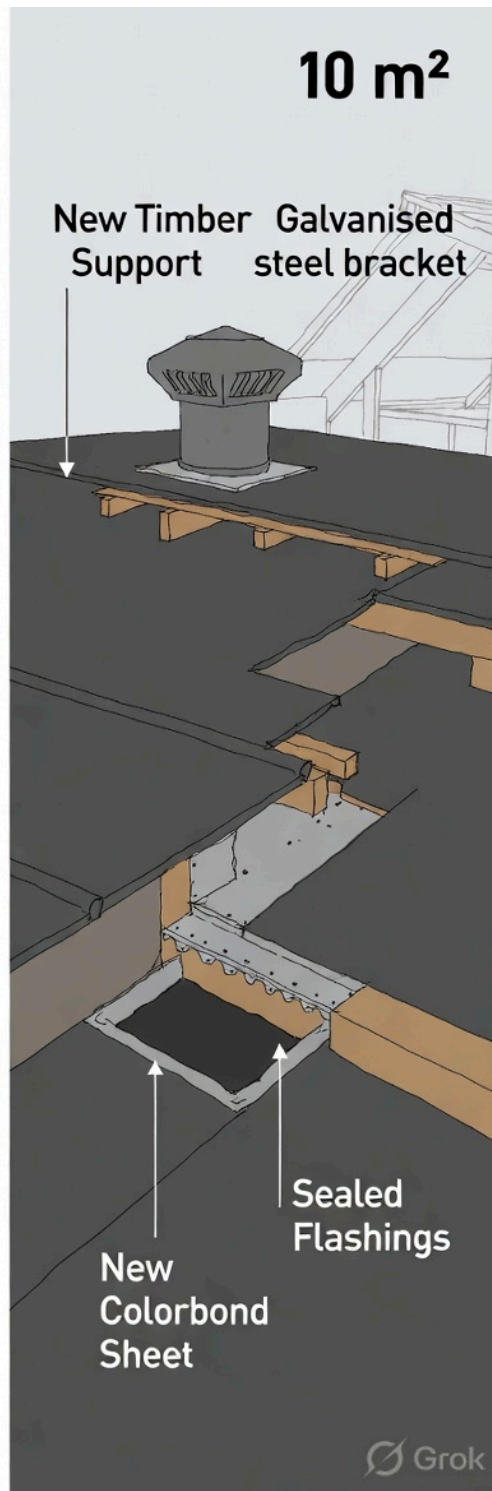
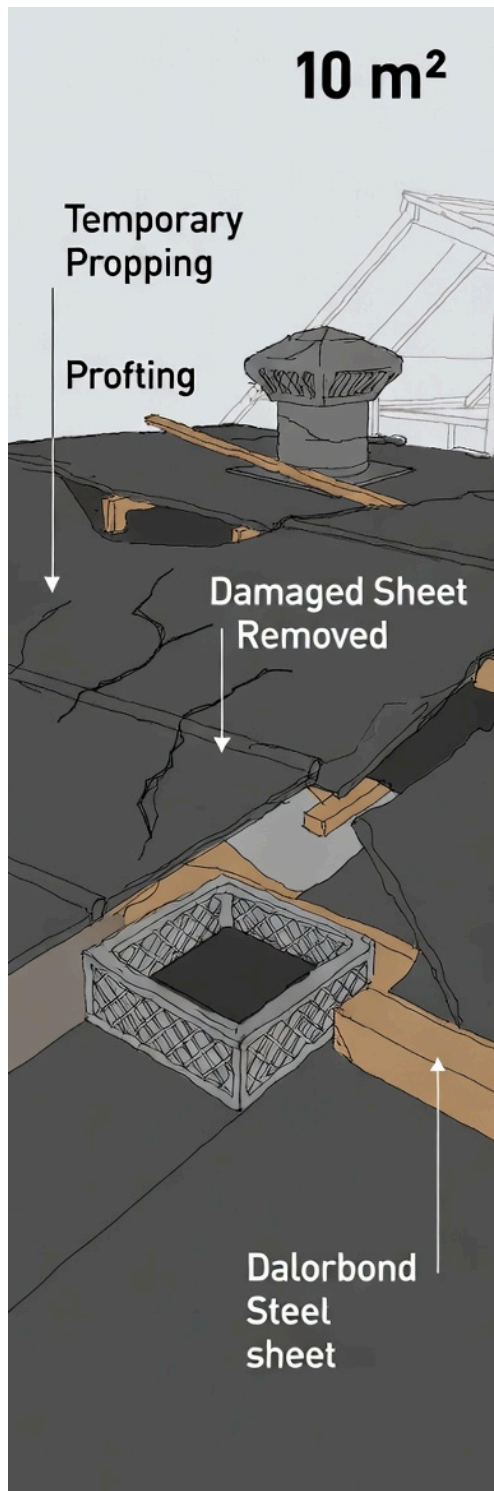
## BEFORE



## AFTER



Custom Diagram 2 – Northern Unsupported Area



**Option 2: Enhanced Compliance & Hazard Rectification (Recommended)**



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**Price: \$39,876 + GST**

Includes everything in Option 1 plus fixes Safety Hazard 1.01 (mechanical ventilation supports) and Non-Compliant 4.03 (downpipe connection) for full legal and safety compliance.

**Very Detailed Step-by-Step Procedure** (enhanced from Option 1)

- Same Steps 1.1–1.5 + **Step 2.1:** Rectify mechanical ventilation – replace rotting timber blocks with galvanised steel supports + neoprene vibration-dampening pads; turn down roof sheets beneath unit.
- **Step 2.2:** Global low-pitch roof turn-downs on all relevant sheets (lift motor + ventilation area).
- **Step 2.3:** Connect disconnected downpipe to subterranean stormwater (BPC RP-04 compliant).

**Custom Diagram 1 – Enhanced Lift Shaft Corner**

## Lift Shalt Repair

### Before

New Colorbond steel decking BPG will repair to BPC standards.

Prochitge of New Colorbond steel decking 10-12 square meters standards.

New Colorbond steel decking covering cover approximately 10-12 square meters

Extended Apron Flashing

Premium-Grade membrane System over lute by apo-nor Acratex render

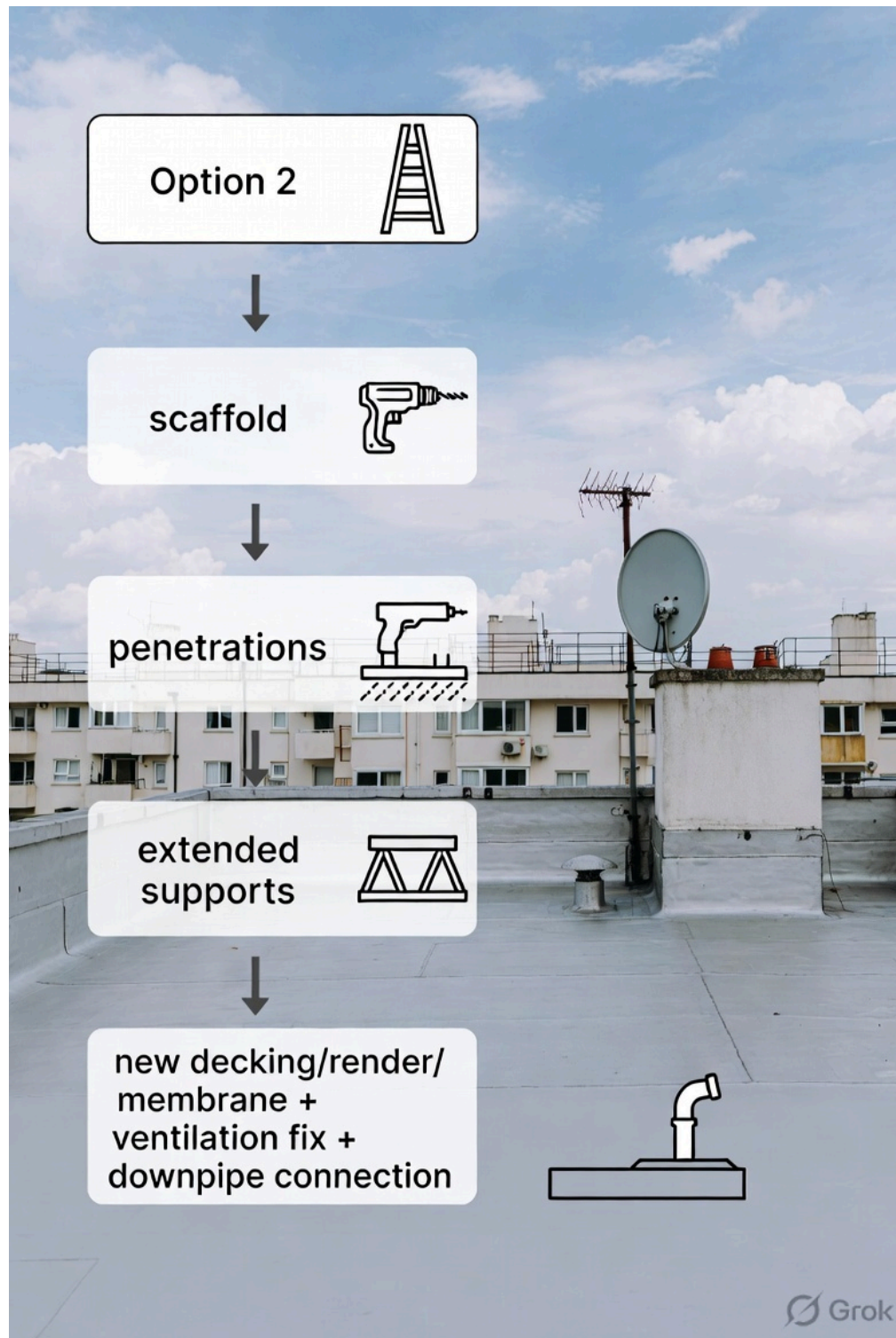
Premium-Grade Membrane System over lute Dulux Dulux Acratex render

### After

Premium-Grade membrane System over Dulux Acratex opnair: 1:40 Fall will standards.

Premium-Grade membrane System quehling BPPs clavacter drainage.

1:40 Fall for proper water drianage



### Option 3: Total Asset Protection Strategy (Premium)



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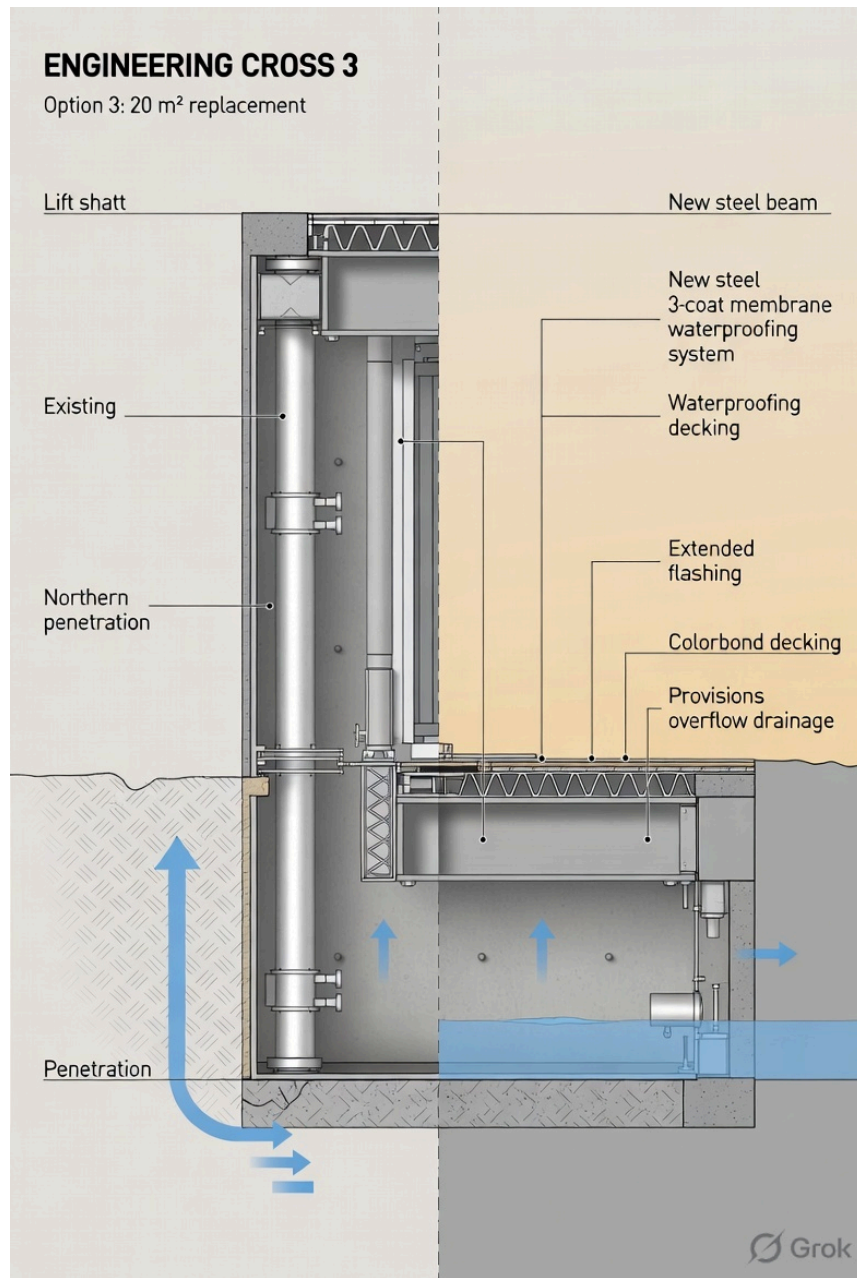
**Price: \$48,678 + GST**

Includes all of Option 2 + thermal imaging diagnostics + full Dulux AcraTex roof membrane encapsulation (resets roof lifespan 10–15 years). Certegy interest-free financing available on the spot.

**Very Detailed Step-by-Step Procedure** (expanded)

- All previous steps + thermal scan to map hidden moisture + complete roof high-pressure clean, priming, and 2-coat elastomeric membrane application.

**Custom Diagram 1 – Comprehensive Cross-Section**



Custom Diagram 2 – Complete Job Overview



### **Why do this scope of work?**

From decades on rooftops, these documented defects are ticking time bombs. Fixing them stops water travelling into ceilings and walls, protects the structure, restores the mechanical exhaust (critical for basement fumes), and brings everything to BPC compliance. It is proactive maintenance that saves far more than it costs.

### **Why not do this scope of work?**



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Some owners delay because the roof “isn’t leaking today” or funds are tight. In my experience, that is false economy. The defects are already documented in the 2021 report; ignoring them simply lets the damage compound.

### **Why is the scope of work necessary?**

These are not cosmetic issues — they are documented major defects and safety hazards. The scope directly addresses your requested items plus the linked non-compliances so the building meets current BPC and insurance standards. It prevents escalation and gives the OC clear, evidence-based protection.

### **If the client does not take any action on doing the scope of work, what could be the consequences for the property?**

Water will continue to enter through failed sealant and pooling areas, causing ceiling collapse, mould, electrical faults in the lift, and structural rot. The deactivated ventilation keeps toxic fumes in the basement. Insurance claims will likely be denied because the defects were known since 2021. Banyule Council or BPC could issue orders. In the worst case, residents face health risks and the OC faces massive unplanned remediation bills that dwarf today’s quote.

### **Harsh Reality Check**

80 % of roofing companies fail within two years and 96 % close after five — leaving owners chasing warranties that simply disappear. At HolyMess Repairs we are different. We are Australia’s first platform-style roofing and building company: we choose the **best** tradesperson for **your** job from thousands of vetted, licensed professionals across Melbourne. Our Agentic AI runs the boring back-office work so we operate with only 5 people doing the work of 50 — and we pass every cent of those savings to you in a lean 12 % profit margin (industry average is 30–77 %). Prices are locked, no surprise extras. You get 24-hour warranty response, full BlueScope material warranty registration on your behalf, and a live customer communication portal (free app) that lets you see every conversation between office, project managers and tradespeople 24/7. You are literally in the company chat. Everything we do — costs, processes, warranties — is transparent; you can request full financial records if you wish. We are open to criticism and constantly improve based on client feedback.

If you go with a typical roofing company, hipages middle-man, or any single-operator tradie you risk exactly what the dark-humour videos on YouTube show: you meet the friendly salesperson, but the actual tradesperson on your roof could be unqualified, uninsured, or of poor character. They have only a handful of people available at any time, so they may not be the right skill set, may not be available when you need them, and may cut corners because they can’t afford to lose the job.

### **Comparison Table – How HolyMess Stands Apart**



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| Criteria                        | Base-Level /<br>Single<br>Operators | Middle-Man<br>Platforms (e.g.<br>hipages) | Premium<br>Traditional<br>Roofers | HolyMess Repairs                                     |
|---------------------------------|-------------------------------------|-------------------------------------------|-----------------------------------|------------------------------------------------------|
| Access to tradespeople          | 1–5 people                          | Varies, often unvetted                    | 10–20 people                      | Thousands of vetted pros                             |
| Vetting & character checks      | Rarely                              | Minimal                                   | Some                              | Full vetting before any job                          |
| AI efficiency & cost savings    | None                                | None                                      | None                              | Agentic AI savings passed on                         |
| Profit margin                   | Often inflated                      | High commission                           | 30–77 %                           | Lean 12 %                                            |
| Price locked / no surprises     | Frequent variations                 | Varies                                    | Sometimes                         | Always locked                                        |
| 24-hour warranty response       | Rarely                              | No                                        | Sometimes                         | Guaranteed                                           |
| Customer in live company chat   | No                                  | No                                        | No                                | Yes – 24/7 app                                       |
| BlueScope warranty registration | Usually forgotten                   | No                                        | Sometimes                         | We register on your behalf                           |
| BPC compliance certificate      | Often missed                        | No guarantee                              | Usually                           | Issued within 5 days                                 |
| Thermal imaging / dye testing   | Rarely                              | No                                        | Sometimes                         | Standard on Option 3                                 |
| Transparency of costs & records | None                                | None                                      | Limited                           | Full records available                               |
| Ability to do any roof type     | Limited                             | Varies                                    | One specialty                     | Metal, tile, slate, membrane, repair or full re-roof |

### Payment Details

- **Bank:** Commonwealth Bank
- **Account Name:** Holymess PTY LTD



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- BSB: [REDACTED]
- Account Number: [REDACTED]

### Payment Terms

- 50 % deposit on acceptance
  - Option 1: \$14,672.50 + GST
  - Option 2: \$19,938 + GST
  - Option 3: \$24,339 + GST
- 50 % on completion and BPC certificate
  - Option 1: \$14,672.50 + GST
  - Option 2: \$19,938 + GST
  - Option 3: \$24,339 + GST

We also offer humm and interest-free payment plans — please ask if you would like to change payment terms.

### Friendly Note

Feel free to compare our quote with any others you receive, or even run the details through AI for a second opinion. We're genuinely confident that you'll find we offer the best overall value for money, along with all the unique benefits and peace of mind that come with working with HolyMess Repairs.

This work is urgent — further water ingress risks apartment damage and insurance issues. Call me on **0426 204 244** or reply with your preferred option. We can be on site within 48 hours.

Most clients choose **Option 2** for the best balance of cost, compliance, and long-term protection. Let's get your building properly safeguarded.

Regards,  
**Victor C**  
Compliance Manager  
HolyMess Repairs

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