HolyMess Pty. Ltd.
Website: www.holymessrepairs.com.au
Email: customercare@holymessrepairs.com.au
Licence 32176 VIC
Licence 450570C NSW
ABN: 31 666 327 813
Phone: 03 8583 2640
Mobile: 0485 881 812
19 Chivers Rd, Templestowe VIC 3106
10/238 Edwardes St. Reservoir VIC 3073

ROOF CONDITION ASSESSMENT REPORT
HolyMess Repairs
Registered Roof Plumber (Licence No. 32176)
ABN: 31 666 327 813
Unit 10, 236–244 Edwardes Rd, Reservoir VIC 3073 | 19 Chivers Rd, Templestowe VIC
Prepared by: Victor C – Compliance Manager & Registered Roof Plumber
Date of Report: 14 May 2026
Date of Inspection: 13 May 2026
Job Reference: JN 6239
Client: [redacted]
[redacted] Brother Bon Restaurant

Site Address: [redacted] Northcote VIC 3070

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1. EXECUTIVE SUMMARY

This independent Roof Condition Assessment Report documents the current state of the corrugated metal roofing system at [redacted] Northcote VIC 3070, a commercial hospitality premises operating as Brother Bon Restaurant. The inspection was carried out in response to reported recurring water ingress into the dining and kitchen areas.

Technical analysis, including visual examination, multi-colour dye testing, thermal imaging, and comprehensive photographic/video documentation, has identified multiple fundamental defects. These include inverted metal roofing profiles causing capillary action, extensive fastener fatigue from thermal pumping, failed box-gutter joints and sumps, degraded flashings, and widespread corrosion. The defects are resulting in active rainwater penetration into the building envelope.

These conditions are inconsistent with the performance requirements of the **National Construction Code (NCC)**, **AS 1562.1:2018** (Design and Installation of Sheet Metal Roof and Wall Cladding), **AS/NZS 3500.3** (Stormwater Drainage), and related standards. They also raise compliance, health, safety, legal, and insurance implications for all stakeholders.

This report is a factual record only. It contains no pricing, repair options, or commercial recommendations. Full inspection evidence (58+ timestamped high-resolution photographs and videos) is stored in the dedicated client folder:

[redacted]
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2. PROPERTY AND INSPECTION DETAILS

- **Building Type:** Historic commercial brick building (formerly Tharratt's Emporium / timber yard) within the Northcote Activity Centre, now a 100% vegan Asian restaurant.
- **Roof Type:** Corrugated metal sheet roofing on pitched/mono-pitch configuration with box gutters.
- **Roof Footprint:** Approximately 280 m² (main sections, slopes, and flat areas).
- **Solar Array:** Approximately 65 m² installed directly on the roof structure.
- **Gutter/Drainage System:** Approximately 48 linear metres of box gutters and associated downpipes.
- **Access:** Ladder access only; no permanent roof access or walkways provided.
- **Inspection Conditions:** Dry weather on 13 May 2026. Multi-zone dye testing was performed to simulate rainfall. Thermal imaging was conducted to detect hidden moisture.
- **Scope:** External roof surface, flashings, gutters, penetrations, solar interfaces, and internal ceiling observations where accessible. Reasonable access only (no invasive or destructive testing).
- **Standards Referenced:** National Construction Code (NCC) Volumes 1 & 2, AS 1562.1:2018, AS/NZS 3500.3, Building and Plumbing Commission (BPC) regulations, WorkSafe Victoria guidelines, Food Act 1984, Retail Leases Act 2003 (Vic).

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3. DETAILED DEFECT ANALYSIS WITH EVIDENCE

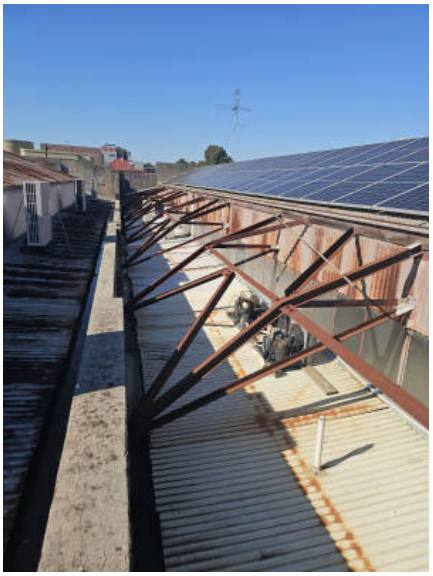
All findings are supported by live photographic and video evidence captured on 13 May 2026. Insert the corresponding images/videos from the Google Drive folder or the listed X.com links at each point.

3.1 Inverted Profile Installation (Front Dining Area Leak Zone)

A primary source of ingress is the installation (or shifting) of metal roofing sheets in an inverted ("upside-down") profile across an approximate 5-metre width in the front dining area.

- **Technical Impact:** Metal roof profiles are engineered with a specific capillary break on the overlapping rib. When inverted, this feature becomes non-functional, allowing capillary action to siphon water "up-hill" into the building envelope during rain events.
- **Standard Breach:** AS 1562.1:2018 (Design and Installation of Sheet Metal Roof and Wall Cladding).
- **Evidence:**

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- 
  https://x.com/victorchandra09/status/2054546377053749289 – rust-through hole near dining area]
- 
  https://x.com/victorchandra09/status/2054546369864663052 – corroded fixings and lifted/inverted sheets]

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https://x.com/victorchandra09/status/2054545472191369462 – high-side flashing gap] Dye testing confirmed direct water paths into the dining area.

3.2 Fastener Fatigue and Thermal Pumping

The roof exhibits 400 to 500 “popped” or loose nails and corroded screws, many with missing EPDM rubber washers.

- **Technical Impact:** Decades of thermal expansion/contraction (“thermal pumping”) due to UV exposure and temperature fluctuations have loosened traditional fixings, creating direct pathways for water into the ceiling cavity.
- **Standard Breach:** AS 1562.1:2018, Section 4 (Fasteners and Fixings).
- **Evidence:**
  - :

https://x.com/victorchandra09/status/2054544642428067879 – loose nails/screws]

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: https://x.com/victorchandra09/status/2054545314263253116 – multiple rust-through holes]

3.3 Box Gutter, Sump and Drainage Non-Compliance (Rear Kitchen Area Leak Zones)

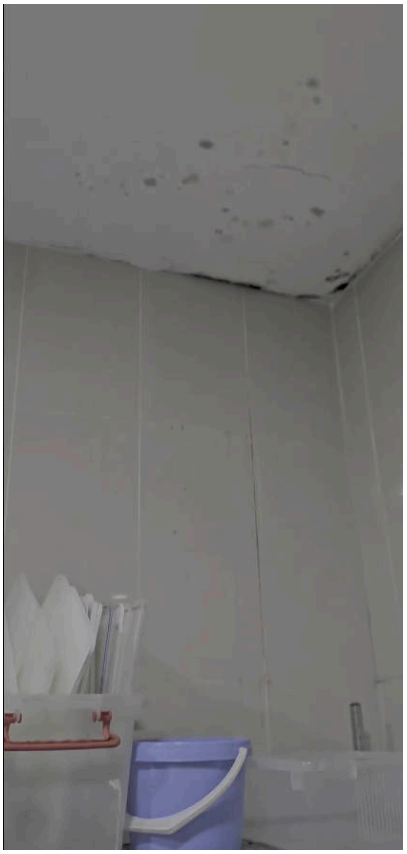
Box-gutter joints show advanced oxidation and failed sealants with ponding. The rear left corner sump is heavily rusted with accumulated debris. High-end flashing failures allow water entry on the upper side.

- **Technical Impact:** Internal gutter widths and overflow provisions do not meet commercial requirements; the rusted sump creates a bottleneck, increasing overflow risk during heavy rain.
- **Standard Breach:** AS/NZS 3500.3 (Stormwater Drainage) and HB 39.
- **Evidence:**

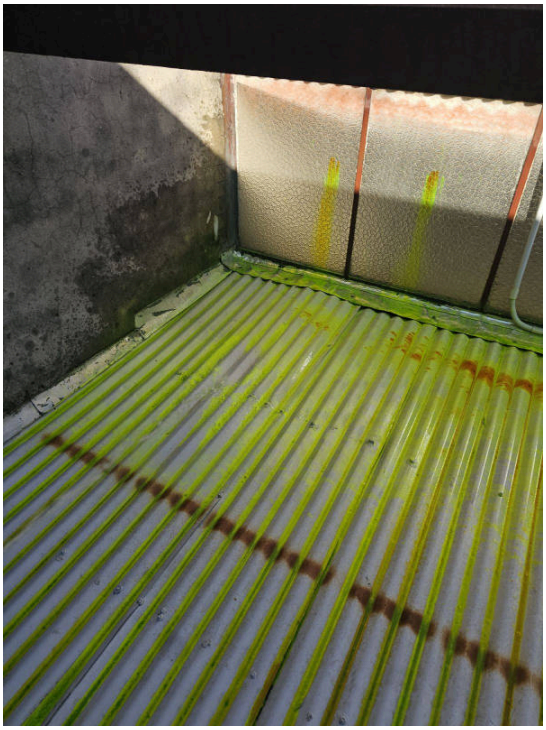
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  : https://x.com/victorchandra09/status/2054545554638860500 – box gutter joint failure and ponding]

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  https://x.com/victorchandra09/status/2054545445972828271 – rear kitchen sump rust/debris]

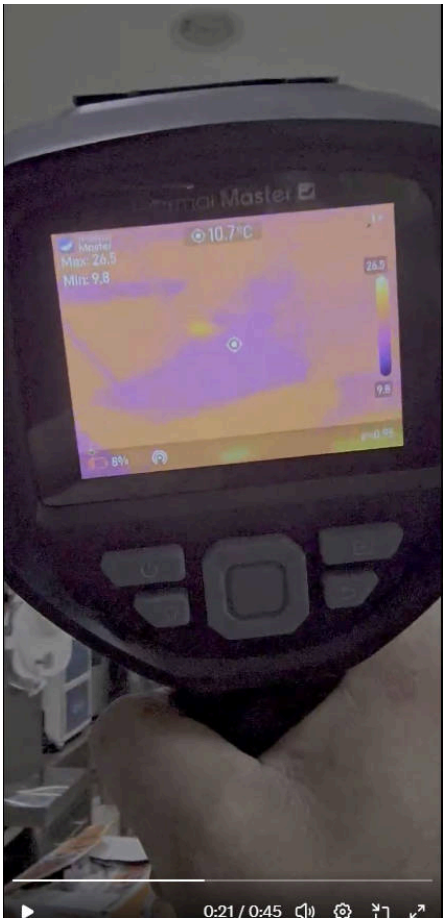
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- https://x.com/victorchandra09/status/2054545305929232458 – dye test water paths into kitchen]

3.4 Additional Widespread Issues

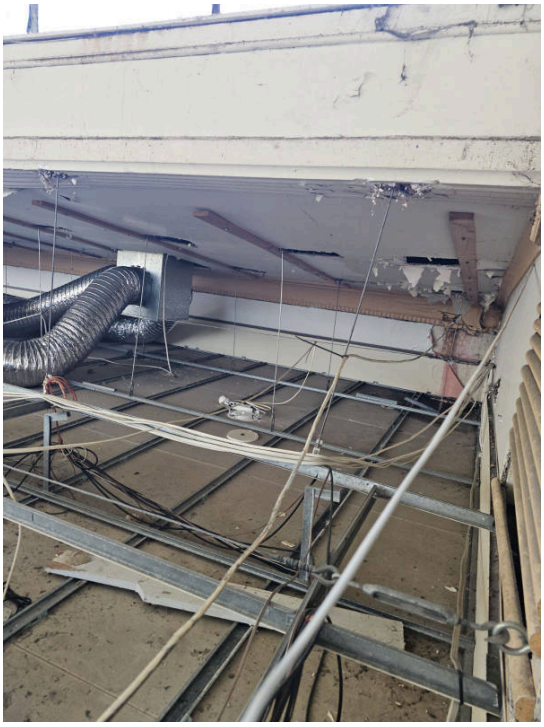
- Multiple rust-through holes, corroded purlins (especially under solar array), and degraded flashings.
- Internal ceiling staining consistent with repeated water ingress.
- **Evidence:**

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https://x.com/victorchandra09/status/2054545173179507093 – internal ceiling stains]

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  https://x.com/victorchandra09/status/2054544669238055094 – corroded purlins]
- 
  https://x.com/victorchandra09/status/2054544570806042627 – overall roof over


view]

- [Insert Photo/Video: https://x.com/victorchandra09/status/2054544448655389172 – final dye-test confirmation]

Thermal imaging confirmed hidden moisture in affected zones.

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4. REGULATORY FRAMEWORK AND COMPLIANCE ASSESSMENT

The roof is not currently compliant with the National Construction Code (NCC) performance requirements for weatherproofing and drainage. Specific breaches include:

- **NCC F3D2 (Weatherproofing):** Failure to prevent water penetration that could cause unhealthy or dangerous conditions or deterioration of building elements.
- **AS 1562.1:2018:** Non-compliant sheet alignment, fixing, and flashing design.
- **AS/NZS 3500.3:** Inadequate gutter falls, joint sealing, and overflow provisions.

Since 1 July 2025, the **Building and Plumbing Commission (BPC)** has replaced the Victorian Building Authority (VBA) as the sole regulator. BPC has expanded enforcement powers, including proactive Rectification Orders for defective work, even after occupancy permits have been issued. Company directors and property owners can face personal liability for compliance failures affecting public safety. Any roofing or plumbing work exceeding $750 requires a BPC Compliance Certificate.

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5. LEGAL RAMIFICATIONS

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Retail Leases Act 2003 (Vic) – Section 52

The landlord has an inexcludable obligation to maintain the base building structure (including the roof) in a condition suitable for the permitted use. Persistent leaks may constitute a breach of quiet enjoyment or fitness for purpose. Victorian case law (e.g., *Versus Aus v ANH Nominees*) has held that failure to rectify a leaking roof can amount to repudiation of the lease, potentially allowing the tenant to terminate and claim compensation for loss of profits or rent relief.

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6. INSURANCE RAMIFICATIONS

Commercial property insurance policies typically exclude damage caused by gradual deterioration, known defects, or lack of maintenance. Awareness of documented issues (inverted sheets, rusted sumps, popped fasteners) without rectification may result in claim denials for water damage, fit-out repairs, kitchen equipment, or business interruption. Failure to disclose the roof condition to the insurer could void the entire policy.

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7. HEALTH AND SAFETY IMPLICATIONS

Food Act 1984 (Vic) and Food Standards Code 3.2.3

In a commercial restaurant/kitchen environment:

- **Clause 3:** Premises must be designed and maintained to prevent entry of contaminants (rainwater carrying urban pollutants, bird droppings, insulation fibres).
- **Clause 11:** Ceilings must be smooth, free from cracks, and in good repair. Moisture-damaged plasterboard provides a substrate for mould and mildew growth.

Active leaks and potential mould create risks of:

- Respiratory irritation, allergies, and asthma for staff and customers.
- Food contamination (airborne spores or visible mould).
- Possible immediate closure by Darebin Council Health Inspectors, significant fines, and prosecution.

Additional workplace health risks fall under WorkSafe Victoria guidelines for damp environments.

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8. CONCLUSION

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The corrugated metal roof at [redacted] Northcote exhibits multiple defects that are allowing rainwater penetration into the occupied commercial premises. These issues are inconsistent with NCC weatherproofing and drainage requirements, AS 1562.1:2018, AS/NZS 3500.3, and BPC regulations. The condition presents ongoing risks to building integrity, tenant operations, occupant health and safety (particularly in a food premises), and potential legal/insurance liabilities.

This report is provided as a factual, unbiased record of the inspection findings. Further specialist advice (e.g., from a structural engineer, building surveyor, or independent registered roof plumber) may be required for detailed remediation planning or compliance certification.

Prepared by:
Victor C
Compliance Manager & Registered Roof Plumber
Licence No. 32176

HolyMess Repairs

Appendices (available in Drive folder):

- Full photo/video log (58+ files)
- Dye-test results and thermal imaging images

References

- National Construction Code (NCC) Volumes 1 & 2
- AS 1562.1:2018 – Design and Installation of Sheet Metal Roof and Wall Cladding
- AS/NZS 3500.3 – Stormwater Drainage
- Building and Plumbing Commission (BPC) regulations
- Food Act 1984 (Vic) and Food Standards Code 3.2.3
- Retail Leases Act 2003 (Vic)
- Building Act 1993 (Vic)