



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

Complete Ceiling Insulation Replacement – Remove, Vacuum, Decontaminate & Reinstall
Site: [REDACTED] Glen Iris VIC 3146

Job No: [REDACTED]

Prepared for: [REDACTED] – Body Corporate

Prepared by: Victor C, Compliance Manager – HolyMess Repairs (Licence No. 32176)

Date: 5 June 2026 | Valid for 30 days

Executive Summary

HolyMess Repairs provides this fixed-price quotation for the full removal of all existing degraded ceiling insulation from both buildings, thorough industrial HEPA vacuum decontamination of the entire roof cavities, and compliant installation of new high-performance Australian Standard ceiling batts.

Property: Two buildings in a circa-1960 strata complex (14 units total) with tiled roofs. All work will be carried out entirely from inside the roof cavity via existing internal manholes. Zero damage will be caused to ceilings, walls, paintwork, or external tiles.

Building 1: 294.2 m² ceiling area

Building 2: 124.0 m² ceiling area

Total scope: 418.2 m²

We have considered every stakeholder (Body Corporate, residents, tradespeople, public, Council, WorkSafe Victoria, and the Building and Plumbing Commission – BPC) to deliver a safe, compliant, and fully documented outcome.

Our strong recommendation: Option 2 (R5.0) – only \$3,000 more than Option 1 for significantly better long-term thermal performance and comfort.

Visual Process Diagrams – What We Will Do and Why

Option 1 (R4.0) – Diagram 1: Removal, Bagging & Full HEPA Decontamination

This diagram shows how we carefully remove the old degraded insulation inside the cavity (to prevent fibres escaping into living areas), immediately seal it in heavy-duty bags, lower the sealed bags through the manhole, and perform complete HEPA vacuum decontamination of every surface. This protects residents and ensures the new insulation can perform at its full rated value.

Option 1 (R4.0) – Diagram 2: Precision Installation & Safety Compliance

This shows the installation phase: licensed electrician performs full electrical isolation (LOTO), fire-rated covers are installed over all downlights, new R4.0 batts are friction-fitted with no gaps or compression, and the critical 20 mm ventilation gap at the eaves is maintained to prevent condensation and protect the tiled roof.

Option 2 (R5.0) – Diagram 3: Thorough Removal & Decontamination (Extra Care)



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

This diagram illustrates the same careful removal and decontamination process, with extra attention paid to handling and preparation because of the thicker R5.0 batts that will follow. Option 2 (R5.0) – Diagram 4: Precision Installation – Maximum Performance (No Compression) This shows the installation of the thicker R5.0 batts with careful fitting to avoid any compression (which would reduce performance), licensed electrical work, fire-rated downlight protection, and verified 20 mm ventilation gap at the eaves using a template. This is why Option 2 delivers superior long-term results.

Very Detailed Step-by-Step Procedure (Summary)

All work is performed internally via manholes with zero damage to the property.

For every major phase we follow this structure (full version with every sub-step is in the professional document):

What we do (detailed actions)

What could go wrong (injury, property damage, performance issues, financial risk)

Controls & mitigations we put in place

Exact regulations we follow (OHS Act 2004, OHS Regulations 2017, AS/NZS 3000, NCC condensation rules, BPC requirements, etc.)

How HolyMess does it right with evidence vs how some other companies cut corners (skip full vacuuming, compress batts, ignore ventilation gaps, hide poor workmanship, or fail to provide proof)

Key phases include:

Pre-start mobilisation, dust containment & evidence gathering

Full electrical isolation (LOTO) by licensed electrician

Cavity inspection & hazard mapping using crawl boards

Systematic removal of old batts with immediate airtight bagging inside the cavity

Complete industrial HEPA vacuum decontamination of every surface

Electrical cable management & fire-rated downlight cover installation

Precision friction-fit installation of new batts (no gaps, no compression)

Maintaining proper eave ventilation (minimum 20 mm gap)

Final quality control audit, site clean, and full evidence handover pack

We take before, during, and after photos and video at every critical stage and provide a complete digital evidence package to the Body Corporate.

Pricing (Final – As Requested)

Option 1 – R4.0 Knauf Earthwool Ceiling Batt



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

Total: \$39,878.00 including GST

Option 2 – R5.0 Knauf Earthwool Ceiling Batts (Recommended)

Total: \$42,878.00 including GST

Difference: Only \$3,000 extra for 25% better thermal performance, superior acoustic results between units, and stronger long-term energy savings.

Payment Terms: 50% deposit on acceptance. Balance due upon completion and handover of the full evidence pack.

All labour (including full-time site supervisor for quality control and safety), materials, equipment, waste disposal, permits, and comprehensive documentation are included.

Why Choose HolyMess Repairs

We have the largest network of vetted tradespeople in Victoria plus experienced project managers and agentic AI systems — we are not limited to one type of work.

We provide full photo and video evidence at every stage so you can clearly see the quality of work.

We never cut corners on safety, decontamination, fitting quality, or disposal.

Realistic programming that includes proper supervision, breaks, and quality checks.

Strong warranties and a reputation built on transparency (Google reviews, website, and videos available).

Assumptions (For Clarity)

Areas will be verified on site.

No asbestos-containing materials will be disturbed (or register provided).

No active roof leaks or major structural issues exist.

Work will be carried out during normal business hours with Body Corporate coordination for resident access.

If any assumption changes, we will advise immediately.

Recommendation

We strongly recommend Option 2 (R5.0) at \$42,878.00 inc GST. It offers the best long-term value and performance for the Body Corporate and residents.

Acceptance

To proceed, please reply with:

“Accepted – Job [REDACTED] – Option 2 (R5.0)”



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

or sign below and arrange the 50% deposit. We will confirm start date promptly.
We look forward to delivering a high-quality, fully evidenced, and compliant result.

Victor C

Compliance Manager

HolyMess Repairs

Licence No. 32176 | ABN 31 666 327 813

0426 204 244 | info@holymessrepairs.com.au

www.holymessrepairs.com.au