COMPREHENSIVE QUOTE & SCOPE OF WORKS

Box Gutter & Capping Replacement – Multi-Storey Residential

[redacted] **Collingwood VIC 3066**

Quote Date: 3 August 2026 **Prepared by:** Victor C – Compliance Manager **Licence:** 32176 (Victoria) **Contact:** 0426 204 244 | info@holymessrepairs.com.au	**Client:** [redacted] **Mobile:** [redacted] **Email:** [redacted] **Property:** [redacted] Collingwood VIC (Owner-occupied)

Why Choose HolyMess Repairs

We take FULL OWNERSHIP of your job from start to finish – project management, compliance, after-job issues and warranties. In an industry where approximately 80 % of roofing companies fail within two years and 96 % are gone within five, our model is built so that the warranty and the relationship survive long after the work is finished.

Key differentiators:

- Licensed Victorian roofing plumbers (Licence 32176) verified on the Building and Plumbing Commission register.
- Compliance Certificate lodged with the Building and Plumbing Commission (BPC) for every qualifying job – legal protection for six years.
- Access to a large network of vetted specialist tradespeople – the best available person for the task, not limited to a small fixed payroll.
- 24-hour warranty response capability; if the original installer is unavailable another qualified network member steps in.
- Locked price on the known scope – no surprise “it will cost more and take longer” once work has started.
- Customer included in the live company chat 24 hours a day so you can see and participate in every conversation about your job.
- Formal BlueScope (or equivalent) material warranty registration completed on your behalf.
- Independent roof assessor option on high-risk work – the same quality-control principle used in other high-stakes industries.
- Lean 12 % operating margin (well below industry norms) achieved through refined process and agentic AI handling repetitive office work; the saving is passed to you.
- Interest-free payment options via Certegy (typically approved in ~40 minutes).

Website: https://www.holymessrepairs.com.au/ | Google reviews: https://g.co/kgs/ezuh8bk

Industry-scam awareness video: https://youtu.be/4GoaRAOMo2o | Company video: https://youtu.be/6YKaP0SJDf0

Property Context – [redacted] Collingwood

Public records confirm a residential house of approximately 121 m² (Lot 2, [redacted] The property is owner-occupied. No heritage planning permit is required for this scope and no special flood-zone discharge conditions apply beyond normal AS/NZS 3500.3 requirements. Colour and finish of new materials will be confirmed with you once the works are approved.

The owner living on site means we will prioritise clear daily communication, temporary weather protection, noise management and safe access so your day-to-day living is disrupted as little as possible.

On-Site Assessment & Evidence Base

All observations are supported by photographs and videos taken on the roof and published for transparency. You (or your partner, insurer or another tradesperson) can verify every conclusion.

Media links:

https://x.com/victorchandra09/status/2084235094978609472
https://x.com/victorchandra09/status/2084234037116493923
https://x.com/victorchandra09/status/2084233675076743423
https://x.com/victorchandra09/status/2084232584800924060

Key findings: live grass and moss growth (chronic ponding), heavy rust and pitting at joints, discarded silicone tubes from previous temporary repairs, standing water residue, worn cappings and interfaces with AC units and conduits. The system has reached the end of its serviceable life. Patching will only delay further damage. Full replacement to current standards is the sustainable solution.

Stakeholders Considered

The scope accounts for: you the owner, anyone living at the property, neighbours and passers-by, the licensed roofing team, the site supervisor, WorkSafe Victoria, the Building and Plumbing Commission, your insurer, and the material manufacturer (BlueScope or equivalent). Only when every perspective is written into the scope can the price and the outcome be realistic.

Legal & Regulatory Framework (Building and Plumbing Commission)

- Building Act 1993 (Part 12A) – Compliance Certificate mandatory for plumbing work over $750.
- Plumbing Regulations 2018 and the Plumbing Code of Australia (Victorian variation).
- AS/NZS 3500.3 – Stormwater drainage (Deemed-to-Satisfy rules for box gutters).
- BPC Practice Note RP 02 – Box Gutters (minimum 200 mm sole, grade 1:200–1:40, continuous support, independent overflow to atmosphere, expansion provisions).
- WorkSafe Victoria – falls from height remain the highest risk; edge protection and safe systems of work are non-negotiable.

A formal Compliance Certificate will be issued to you and lodged with the BPC.

Potential Extra Works (notified in advance)

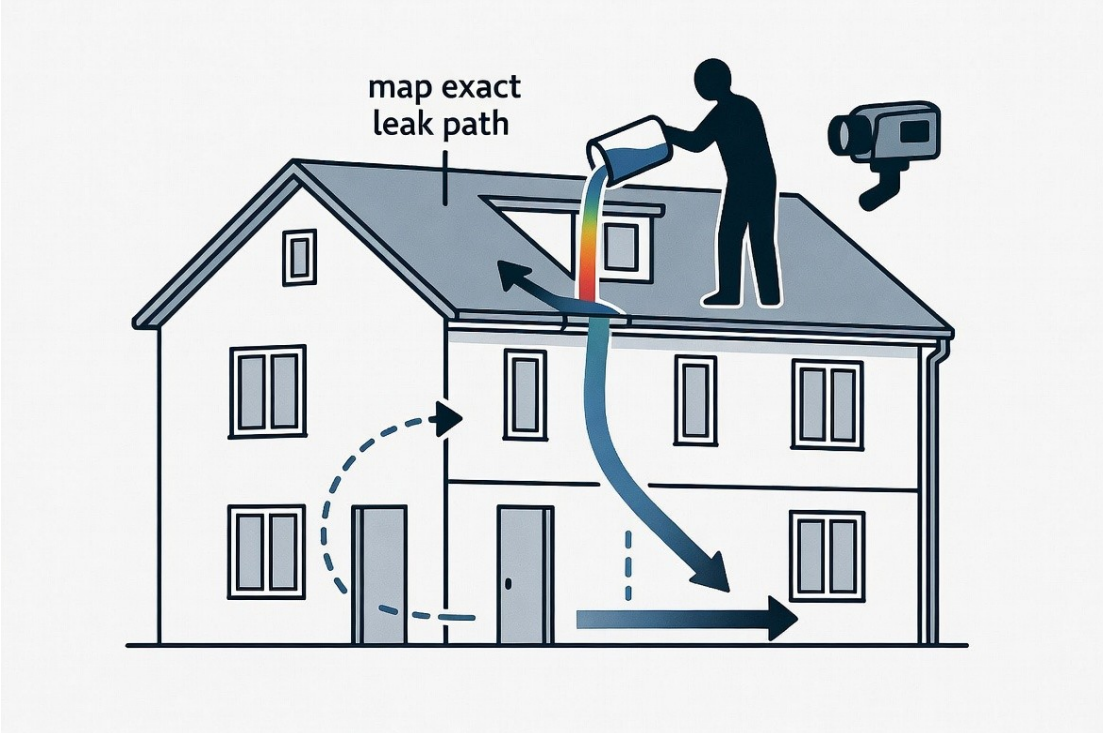
Base prices cover the measured linear metres. The following are not included and will be quoted as variations if required: compliant sumps/rainheads with independent overflow, continuous support system upgrades, expansion joints, any rotten timber discovered after opening, re-detailing around AC units and conduits, scaffolding if needed for safe multi-storey access. Nothing proceeds without your written approval of the variation price.

Four Standalone Options

Each option is written so it can be read independently. We ask for a clear decision today so the work can be scheduled while the evidence is fresh and before competing quotes dilute urgency.

OPTION 1 – Dye Testing & Diagnostic Investigation

Purpose: map the exact water paths with coloured dye and thermal imaging so neither party is forced to guess. This removes the single biggest source of later disputes.



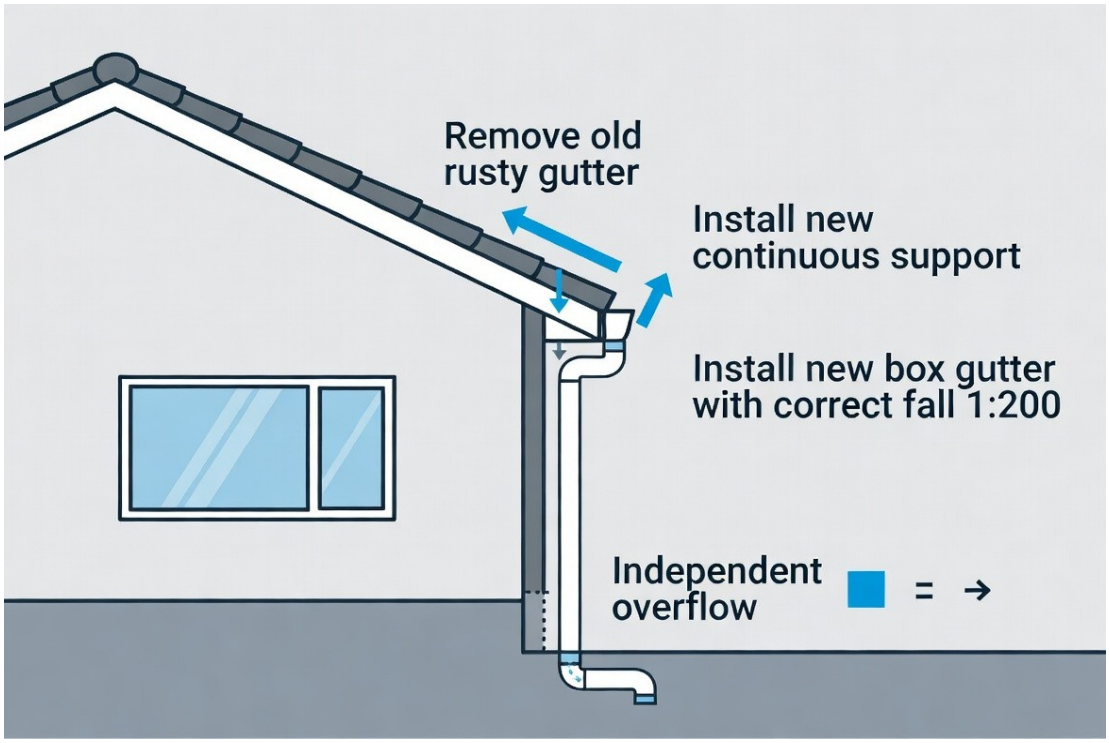
Scope: licensed plumber + assistant, controlled introduction of non-staining tracer dye into both levels, internal and external monitoring, photographic and video record, written report with recommendations. Diagnostic work itself does not require a Compliance Certificate, but the report references AS/NZS 3500.3 so any subsequent repair can be correctly certified.

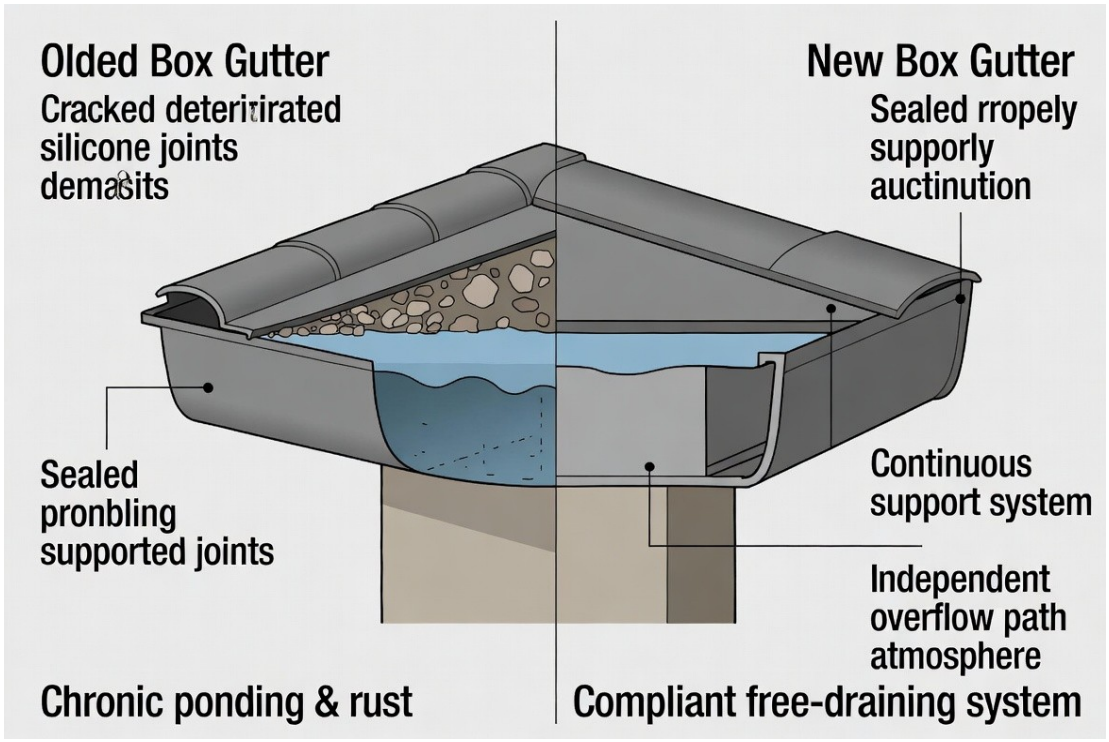
Option 1 – Dye Testing	Amount (AUD)
Price (ex GST)	**$1,200.00**
GST (10%)	$120.00
TOTAL (inc GST)	**$1,320.00**

Fully creditable against Option 2, 3 or 4 if you proceed within 30 days.

OPTION 2 – Lower Storey Only (9 linear metres)

Complete replacement of the lower-storey box gutter and cappings to current standards.





Detailed procedure (Option 2)

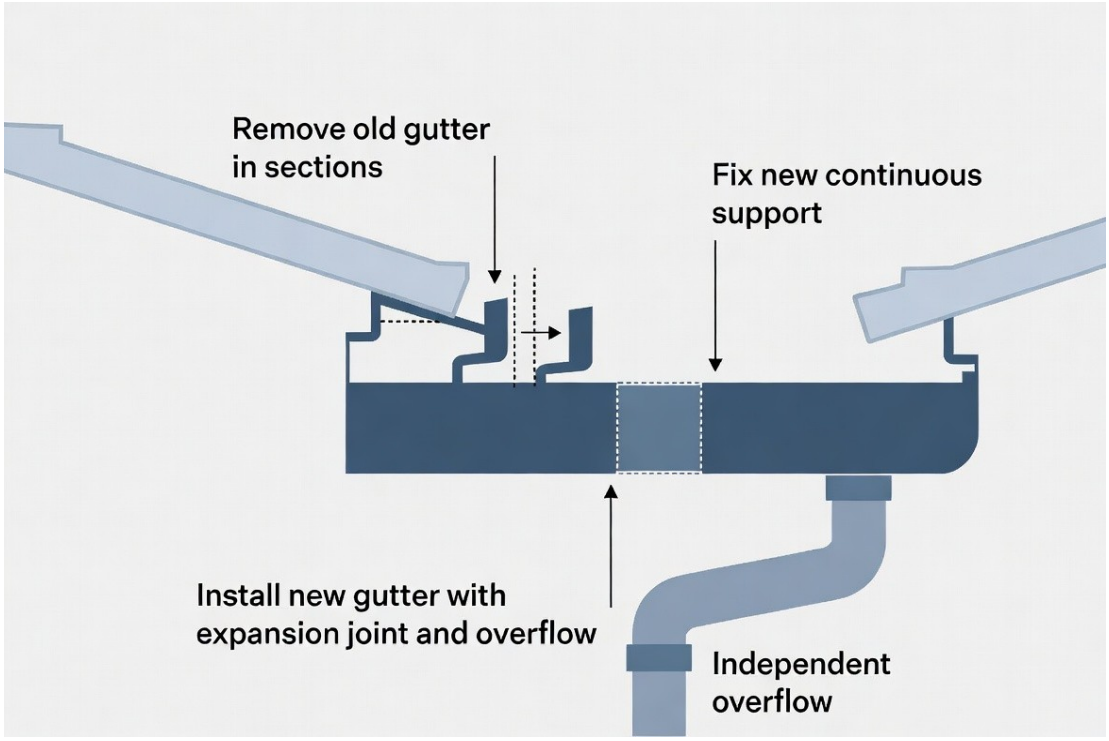
1. Pre-start, SWMS, edge protection and public protection (WorkSafe Victoria).
2. Protect the property and isolate services; temporary weather covers staged so the roof is never left fully open overnight.
3. Controlled removal of existing gutter and cappings; inspect substrate; photograph any defects; temporary protection.
4. Install continuous support system rated for full water + traffic load (BPC RP 02).
5. Fabricate and install new box gutter – min 200 mm sole, grade 1:200–1:40, sealed joints, expansion as required (AS/NZS 3500.3 + RP 02).
6. New cappings and flashings; careful interface detailing at AC units and conduits.
7. Confirm or install compliant discharge with independent overflow to atmosphere.
8. Final clean, full photographic record, Compliance Certificate lodged with BPC, BlueScope warranty registration on your behalf.

Typical crew: 2 licensed roofing plumbers + 1 supervisor. Realistic duration 1–2 days including safety setup, documentation and weather contingency.

Option 2 – Lower Storey Only	Amount (AUD)
Price (ex GST)	**$8,818.18**
GST (10%)	$881.82
TOTAL (inc GST)	**$9,700.00**

OPTION 3 – Top Storey Only (25 linear metres)

Complete replacement of the top-storey box gutter and cappings – the longest and most critical run.





Detailed procedure (Option 3)

1. Pre-start, SWMS and multi-storey edge protection (WorkSafe Victoria).
2. Protect property and isolate services; staged temporary weatherproofing.
3. Controlled sectioned removal of the 25 m run; substrate inspection; temporary protection.

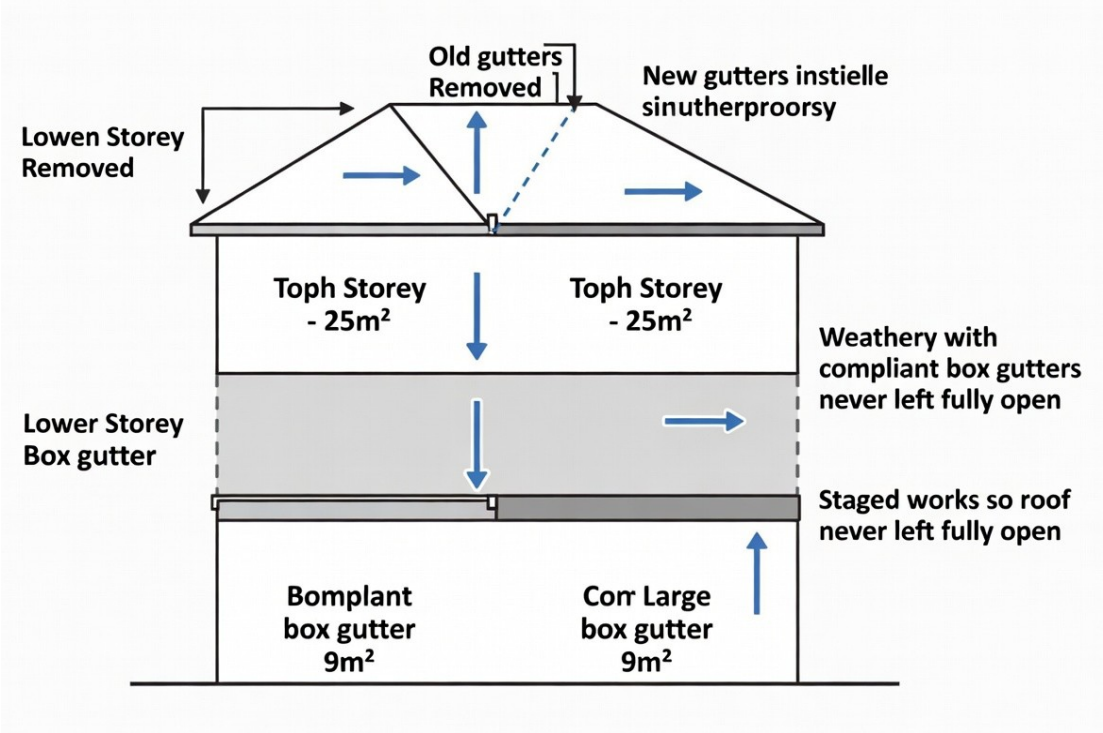
4. Continuous support system for full water + traffic load (RP 02).
5. New 25 m box gutter with correct grade, expansion provisions appropriate to length, sealed joints (AS/NZS 3500.3 + RP 02).
6. New cappings and flashings; careful detailing around AC units and penetrations.
7. Compliant discharge with independent atmospheric overflow.
8. Final clean, photographic handover, Compliance Certificate lodged, BlueScope registration completed.

Typical crew: 2–3 licensed roofing plumbers + 1 supervisor. Realistic duration 2–3 days including safety, access and weather contingency.

Option 3 – Top Storey Only	Amount (AUD)
Price (ex GST)	**$16,818.18**
GST (10%)	$1,681.82
TOTAL (inc GST)	**$18,500.00**

OPTION 4 – Complete Solution (Top + Lower) – Recommended

Both levels replaced in one coordinated program so the property receives a single certified modern system and is never left with a known defective level.





Detailed procedure (Option 4)

1. Unified pre-start, SWMS and edge protection covering both levels.
2. Staged temporary weatherproofing so the roof is never left fully open.
3. Controlled removal of both systems; continuous substrate inspection; temporary protection.
4. Continuous support systems for both runs (RP 02).
5. New 25 m + 9 m box gutters to AS/NZS 3500.3 and RP 02 – correct sole, grade, expansion, sealed joints.
6. New cappings and flashings on both levels; interface detailing at all services.
7. Compliant discharge with independent overflows on both systems.
8. Final clean, full photographic pack, single Compliance Certificate lodged with BPC, BlueScope registration, optional independent assessor sign-off.

This is the only option that removes future sequential failure risk and delivers one set of warranties and one Compliance Certificate.

Option 4 – Complete Top + Lower Storey	Amount (AUD)
Price (ex GST)	**$25,636.36**
GST (10%)	$2,563.64
TOTAL (inc GST)	**$28,200.00**

Experienced Tradesperson Perspective

Why do this work? The gutters have already shown end-of-life signs – live grass, heavy rust and failed silicone. Replacing now, while the underlying structure is still largely intact, is far cheaper and less disruptive than waiting until water has entered ceilings and walls.

Why not do it? The only rational reasons to defer are cash-flow timing or a desire for a second opinion. Deferring purely to chase a cheaper price almost always results in a temporary patch that fails, followed by a more expensive emergency call-out.

Why is the scope necessary? The current system no longer meets the Performance Requirements of the Plumbing Code of Australia. A Compliance Certificate and formally registered material warranty are the clean way to demonstrate the risk has been properly managed.

If no action is taken the consequences are progressive corrosion, repeated internal leaks, possible timber decay, higher future costs, insurance complications and a less marketable asset.

The Reality of the Market and Why HolyMess Exists

Approximately 80 % of roofing companies fail within two years; 96 % within five. When a company disappears the warranty disappears with it. HolyMess was built so that the warranty and the relationship survive. Our 24-hour response capability and network of vetted tradespeople mean another qualified person can step in if the original installer is unavailable.

When we give a price it is locked on the known scope. There is no last-minute “it will cost more and take longer”. We run at a deliberately lean 12 % margin because process refinement and agentic AI have removed most of the traditional office overhead; that saving is passed to you.

You are included in the live company chat 24 hours a day. You can see every conversation about your job and ask questions in real time – a level of transparency that is rare in construction.

We formally register the BlueScope (or equivalent) material warranty on your behalf. Most operators leave that step to you. For high-risk work we also offer an independent assessor who has no commercial relationship with the installing crew.

The fundamental market problem is that clients can obtain many quotes for free while every quote costs a company real money. That dynamic pushes many operators to under-price then recover margin through variations or corners cut. HolyMess solves it by making the quote itself a genuine engineering and compliance document. We also solve the “guess versus prove” problem by offering dye testing and thermal imaging up-front – paying for diagnosis is cheaper than paying for a wrong repair and then arguing about it.

There is a darker truth: the salesperson who visits may be pleasant, but the person who actually climbs onto your roof may be unknown to you. HolyMess vets every individual before they are allowed on a job. We select from a large pool of licensed tradespeople across the market so the right person for the specific task can be matched without the limitations of a small fixed payroll.

Market Comparison

Criteria	Base / one-man	Traditional premium	HolyMess
BPC-registered licensed plumbers only	Often mixed	Usually yes	**Always**
Compliance Certificate lodged	Frequently omitted	Usually	**Always**
Warranty survives if original crew unavailable	Rarely	Depends on survival	**Yes – network**
24-hour warranty response	No	Sometimes	**Yes**
Customer inside live company chat 24/7	No	No	**Yes – unique**
Formal BlueScope registration done for client	Rarely	Sometimes	**Always**
Independent assessor option	No	Rare	**Yes**
Locked price on known scope	Often not	Variable	**Yes**
Access to large specialist network	No	Limited	**Yes – platform model**

Next Step

We can accept a deposit today, arrange Certegy interest-free finance on the spot, or answer any remaining questions right now. Once we leave, competing quotes begin and the window of urgency closes.

Feel free to compare this quote with any others you receive, or even run the details through AI for a second opinion. We are genuinely confident you will find we offer the best overall value for money together with the unique protections that only a network model, locked pricing, formal warranty registration and full transparency can provide.

Victor C

Compliance Manager

HolyMess Repairs | Licence 32176

0426 204 244 | info@holymessrepairs.com.au

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

Client Acceptance

I / We accept the following option (please mark):

Option 1 – Dye Testing ($1,320.00 inc GST)

Option 2 – Lower Storey Only ($9,700.00 inc GST)

Option 3 – Top Storey Only ($18,500.00 inc GST)

Option 4 – Complete Top + Lower Storey ($28,200.00 inc GST) ← Recommended

Client Name: _____

Signature: _____ Date: _____

Deposit Amount Received: $ _____ Method: _____

HolyMess Repairs Representative: _____

Signature: _____ Date: _____