

HOLYMESS REPAIRS

Roof Plumbing • Heritage Terraces • Leak Diagnosis

QUOTATION FOR ROOF LEAK RECTIFICATION

[REDACTED] Albert Park VIC 3206

Quote number	[REDACTED]
Date of quote	Thursday, 27 August 2026
Valid until	26 September 2026 (30 days)
Prepared by	Victor C — Compliance Manager
Company	HolyMess Repairs Licence No. 32176 ABN 31 666 327 813
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Offices	Unit 10, 236–244 Edwardes Rd, Reservoir and 19 Chivers Rd, Templestowe
Client	[REDACTED]
Client phone	[REDACTED]
Client email	[REDACTED]
Property	[REDACTED] Albert Park VIC 3206

A straight conversation about your roof

[REDACTED] thank you for having us on the roof at [REDACTED]. This is an 1890 Victorian terrace in Albert Park — the kind of building that looks beautiful from the street and hides its real problems in the box gutters, parapets and chimney junctions that you cannot see from the footpath.

We were originally quoting next door at No. 99. Standing on that shared parapet, we could see your box gutters holding water and debris, cracked tiles, failed pointing, a tired skylight flashing and open junctions where the tiles meet the front parapet. Water sitting in a box gutter above a habitable room is not a cosmetic issue. It is how Victorian terraces quietly rot from the inside.

This quotation gives you six complete, standalone options. You can read any one of them on its own and make a decision. We have priced labour at \$160 + GST per hour per person on site. Material costs include a 25% handling margin and a separate delivery allowance. Every option that involves regulated roof plumbing above \$750 includes a Building and Plumbing Commission compliance certificate. That is not a nice-to-have. It is the law.

Why clients in Albert Park choose HolyMess

HolyMess Repairs exists because the trades industry has spent decades teaching customers to expect quotes that hide labour, patch leaks that come back, and disappear when a warranty is called on. We built the opposite model.

- Licensed roof plumbing — Licence No. 32176. Check us on the BPC public register before you sign anything.
- Lean operating model (about 12% margin) and agentic AI on admin so the money stays in the work, not in an office.
- Uber-style platform: we select the best available licensed tradesperson from a vetted market rather than sending whoever is free.

- 24/7 client access to our internal job portal so you can see what is happening, not wait for a callback.
- We register manufacturer warranties (including BlueScope where metal products are used) in your name.
- \$99 advice guarantee: if you are not happy with the advice in this quote, we pay \$99 to you or a charity you choose.
- Professional Indemnity and the mandatory plumbing insurance that sits behind a BPC compliance certificate.

Google reviews: <https://g.co/kgs/ezuh8bk> • Facebook: <https://www.facebook.com/holymessrepairs.com.au>

Company story and how customers get scammed by unlicensed operators: <https://youtu.be/4GoaRAOMo2o>

Promotional overview: <https://youtu.be/6YKaPOSJDf0>

Please click the Link to see HolyMess repairs insurance in case of bad advice or damages, so you can be assured you are covered

[HolyMess insurance folder \(Google Drive\)](#)

If you provide a professional service or advice and you make a mistake, omit important information, or provide negligent advice that causes your client a financial loss, Professional Indemnity insurance is designed to step in.

What the law requires on this job

Roof plumbing in Victoria is regulated work under Part 4 of the Plumbing Regulations 2018 and Part 12A of the Building Act 1993. The Building and Plumbing Commission (BPC, formerly VBA) is the regulator.

Compliance certificate — not optional

A licensed plumber must issue a compliance certificate where the total value of work (labour + materials + GST) exceeds \$750. The certificate must be given to you and lodged with the BPC within five days of completion. It certifies the work meets the Plumbing Code of Australia and AS/NZS 3500.3. It also triggers the mandatory plumbing insurance that protects you for six years, with defective-work action available for up to ten years from the certificate date.

Failing to issue or lodge a certificate is an offence under the Building Act 1993. For the plumber it can mean fines, disciplinary action, loss of licence and, in serious cases, prosecution and jail time. For you it can mean no insurance cover, problems at sale time, and no official record that the work was lawful. This certificate is required. It is not a brochure extra. HolyMess will issue a BPC compliance certificate on every option in this quote except where the work is purely diagnostic (Option 6) or genuinely under the \$750 threshold.

The standards we must follow

- AS/NZS 3500.3:2025 (Stormwater drainage) — applies to plumbing work commenced on or after 20 October 2025. Box gutters must be sized for a 1% AEP rainfall, fall between 1:40 and 1:200, be a minimum 200 mm wide on a domestic building, run straight, and terminate into a rainhead or a compliant sump with a designed overflow that discharges to atmosphere.
- SA HB 39 / HB 114 — installation practice for metal roofing and flashings.
- NCC Volume 3 (Plumbing Code of Australia) as adopted in Victoria.
- WorkSafe Victoria — working at heights, SWMS, and public protection on a tight Albert Park street.

Fascia ventilation — assessed, not required on this scope

NCC 2025 introduced stronger condensation and ventilation settings for new dwellings from 1 May 2026. This property is an existing 1890 masonry terrace. We are not rebuilding the eaves or constructing a new roof space as part of a leak repair. Putting fascia vents into this job would be extra work that the current regulations do not require for like-for-like roof plumbing on an existing Class 1 terrace. We have not priced it. If you later re-roof or reconfigure the eaves, we will revisit it then.

Heritage and planning — Port Phillip

Albert Park sits under extensive Heritage Overlay coverage (the Albert Park Residential Precinct, HO442 and neighbouring precincts). Port Phillip policy is to prioritise repair of original fabric over replacement, and to keep principal roofs and chimneys. VCAT has already dealt with [REDACTED] heritage fabric — including chimney demolition being refused because the chimney was part of a consistent row. That is a legal precedent that helps you: keeping and repairing the existing terracotta roof and chimney is the path Council wants.

Like-for-like repair of tiles, pointing, flashings and box gutters that does not change the street appearance generally does not need a planning permit. Changing the visible roof material, removing the chimney, or altering the front parapet can. Options 1-4 and 6 are designed as like-for-like plumbing repair. Option 5 stays terracotta and keeps the chimney. If any variation would change what the street sees, we pause and confirm with Port Phillip [REDACTED] before starting.

Building permit

Like-for-like roof plumbing repair and replacement of roof drainage is plumbing work, not building work that typically needs a building permit. A building permit would only enter the picture if we altered structure, changed roof form, or did work that a relevant building surveyor classifies as building work. None of the six options assume that.

The neighbour at No. 99

The front parapet and the box gutter system sit on the shared wall line. Water sitting in that gutter can wet both 99 and 101. We left a handwritten note on site for No. 99 while quoting. Whoever you choose, the neighbour should be told before we open that gutter. We can write to them for you.

Site evidence — every photo and video, and what it means

All media was taken on site at [REDACTED] on 27 August 2026 and published so you can click through and see exactly what we saw. Please open the links on your phone while you read this section.

Photo set 1 — street elevation and identity of the building



[Open photo set 1 / street video album](#)

The facade is a polychrome-brick Victorian terrace with an 1890 pediment, balustraded parapet, urns and cast-iron lace. That matters for two reasons. First, the roof is hidden behind a masonry parapet, which is why box gutters exist here at all — water has nowhere to throw to the street. Second, the building is contributory heritage fabric. Any repair that changes the terracotta appearance or the chimney would fight Council policy. Our options keep the look.

Photo — box gutter packed with leaves at the front parapet



[Open this photo](#)

This is the most important still on the job. At the front parapet abutment the tiles drop into a narrow box/valley line that is full of dry leaves. The tile next to the wall is cracked. There is no visible designed overflow. AS/NZS 3500.3 treats a box gutter as a high-risk element because it sits over rooms. A blocked box gutter does not “drip picturesquely off the fascia”. It fills, overtops the upstand and runs into the ceiling space of 101 and potentially 99. This photo alone justifies cleaning as a minimum and a compliant rebuild if you want the leak to stay gone.

Photo — gap where tiles meet the front parapet / chimney mass



[Open this photo](#)

There is a visible open joint between the last course of tiles and the rendered/brick parapet. Render has cracked. This is a classic capillary and wind-driven rain path on terraces. Silicone smeared over it lasts a season. The compliant repair is an apron or soaker flashing turned into the masonry, with tiles dressed over, plus a mortar/flexible fillet that can move. This photo is why Options 2-5 all include parapet abutment flashing rather than “a tube of sealant”.

Photo — cracked cement capping on the party parapet



[Open this photo](#)

The concrete/cement capping on the party wall is cracked and has been previously patched with a grey smear. Behind it is the neighbour's metal roof discharging toward the same line. A cracked cap lets water into the masonry core. Once the brickwork is wet, it can transfer into both ceilings. This is a shared-structure problem. Patching the crack with more cement without flashing the abutment is how this roof has been "fixed" before.

Photo — ridge pointing failure and chimney base





[Open chimney / ridge album](#)

The ridge bedding is weathered, split and missing in sections. Red slurry has been brushed over tiles around the chimney — a common cheap disguise, not a flashing. Chimney-to-tile junctions need soaker and apron flashings (lead or approved flexible alternative) stepped into the brickwork. Painted slurry washes off and the leak returns. Port Phillip and VCAT treat this chimney as heritage fabric, so we reflash it; we do not remove it.

Photo — failed skylight flashing



[Open this photo](#)

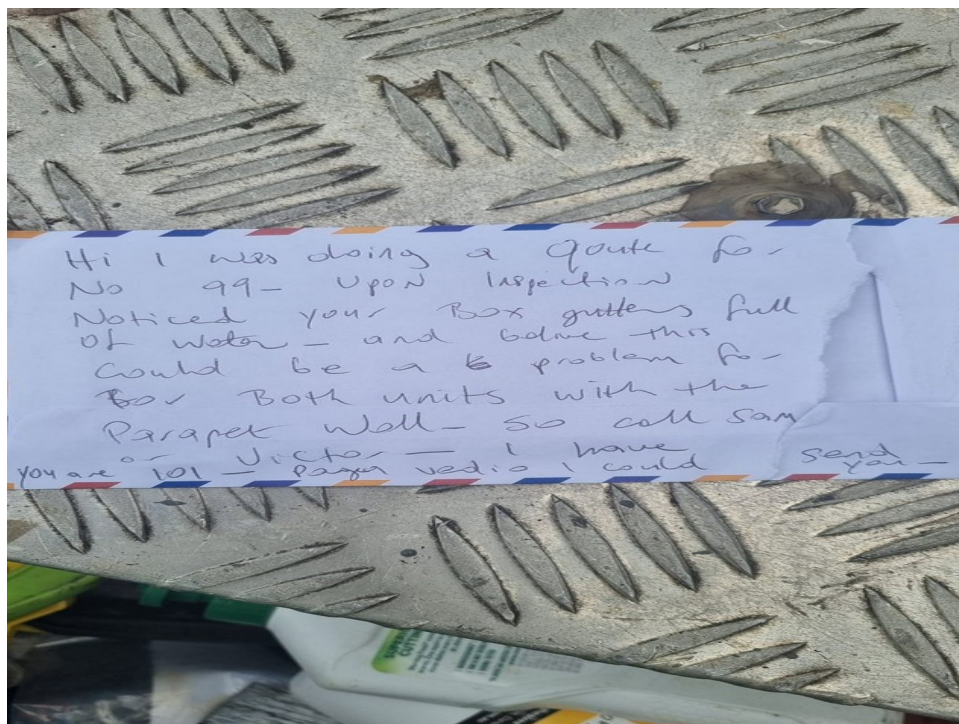
Mid-pitch there is a skylight with white tape/membrane patches and uneven soakers. That is a previous leak repair that has already failed. Water follows the tile laps down to the box gutter and also tracks sideways under the flashing. Any option that ignores this unit is guessing.

Photo — tile plane: porosity, displacement, biological growth



The tile field is original or near-original terracotta profile. Tiles are porous, lichen-spotted, and some courses have crept. Porous tiles do not usually cause a concentrated indoor leak by themselves, but they feed the box gutter with extra water and they hide cracked tiles. This is why a “replace three tiles and leave” quote often fails after the next southerly.

Photo — the note we left for No. 99



[Open this photo](#)

Handwritten on site: box gutters full of water, believed to be a problem for both units with the parapet wall, and a request to call Sam or Victor. You are 101. That note is our paper trail that this is a shared drainage risk, not a private cosmetic issue.

Video A — walk along the party-wall box gutter (1 minute 3 seconds)

[Watch Video A](#)

Same clip also sits in: <https://x.com/victorchandra09/status/2092925784193384824?s=20>

- 0:00-0:21 — looking down the tile plane into the long box gutter against the neighbour's metal roof. You can see standing stain lines and debris. This is water that has nowhere compliant to overflow.
- 0:21-0:33 — the tile-to-parapet fillet is broken. This is the same junction as the still photos.
- 0:33-0:53 — reverse view toward the front, leaves in the channel, stained parapet face.
- 0:53-1:03 — chimney and ridge in one frame. The red slurry around the chimney base is clearly a surface coating, not a flashing.

Conclusion from Video A: the primary risk is the box gutter and parapet system, with the chimney as a second independent path.

Video B — full roof circuit (4 minutes 29 seconds)

[Watch Video B — main inspection video](#)

- 0:00-0:30 — front parapet abutment and open tile joint. Confirms Photo set of the gap.
- 0:30-1:00 — overall tile plane, chimney, skylight and city backdrop. Shows how many junctions exist on a small terrace.
- 1:00-1:30 — close-up of the party parapet capping. Dark water staining on the cap. That stain is the smoking gun that water is sitting and soaking, not just passing through.
- 1:30-2:00 — cracked tiles and the hose on the roof during inspection. Broken arrises on tiles next to the gutter.
- 2:00-2:22 — cracked ridge tile / hip junction. Pointing failure is structural to the cap, not cosmetic.
- 2:22-2:52 — rear / yard context, tree cover. Explains the leaf load in the box gutters.

- 2:52–3:22 — lower abutment and painted upstand. Previous paint is peeling at the wet line.
- 3:22–3:52 — looking along the cap again: wet map on the concrete. This is why silicone on tiles will not fix the leak if the cap and gutter are the source.
- 3:52–4:29 — return to the skylight and chimney in one view. Multiple plausible sources in a single camera move. That is the case for dye testing if you do not want to repair every junction on day one.

Roofs like this rarely have one hole. They have a system that has aged together. The videos are why we refuse to sell you a \$400 “we’ll silicone the chimney” job and wish you luck.

How this quote is built (transparent pricing)

- Labour is \$160 + GST per hour per person on site. Two licensed people on a terrace roof is the safe minimum.
- Material costs are taken from current Melbourne merchant rates, then marked up 25% for procurement, warranty handling and wastage.
- Delivery is shown as its own line because inner-bayside access, permit parking and crane/carry-up add cost that a “free delivery” quote simply hides in the total.
- All option prices below are + GST. GST is 10% on top. The including-GST figure is shown so there are no surprises.
- No deposit is spent on marketing. Lean margin. Savings from automated admin stay in the job.

Option 1 – Emergency water management and containment

OPTION 1 — Standalone scope

Investment: \$2,673 + GST

GST (10%): \$267 | Total including GST: \$2,940

Duration: 1 day on site, 2 people | Labour allowance: ~13.5 hours at \$160 + GST per person on site

This option is for one purpose only: stop water sitting against your ceilings before the next heavy rain, without pretending we have rebuilt the roof. It is the honest “buy time” option. It is not the durable repair.

Why this option exists on this roof

Video B at 1:00–1:30 and 3:22–3:52 shows water staining on the party parapet cap. The leaf-packed gutter in the still photo at the front parapet is a blockage waiting for the next cell of rain. Option 1 removes the blockage, opens a temporary overflow path, and seals the most obvious open joints so water is less likely to enter this week. It does not make the gutter comply with AS/NZS 3500.3.

What we will do — full standalone procedure

1. Site setup and protection. Park, cone the footpath if needed, set edge protection / harness anchor, and lay drop sheets over the front verandah and rear deck. Photograph the roof again on the morning of works so you have a dated condition record.
2. Clear both box gutter runs that serve 101, including the front parapet abutment and the long party-wall channel seen in Video A (0:00–0:21). Bag and remove leaves, silt and tile fragments. Flush with controlled water and confirm the downpipe is accepting flow. If the outlet is blocked inside the pipe, we rod what we can reach and report anything that needs a plumber's camera.
3. Replace the cracked tiles immediately beside the front parapet (visible in the leaf-gutter photo) with matching profile tiles so the abutment is no longer an open hole.
4. Apply a temporary but professional seal at the open tile-to-parapet joint (parapet gap photo) and at the cracked capping smear (parapet crack photo) using a high-grade polyurethane compatible with masonry and terracotta. This is a holding seal, disclosed as such.
5. Spot-seal the worst open pointing at the chimney base (chimney photo) so wind-driven rain has less of a straight path while you decide on a proper flashing.
6. Clean up, issue a short photo report, and tell you in writing what was temporary. If the value of materials and labour exceeds \$750 we still issue a BPC compliance certificate for the regulated drainage work performed.

Option 1 – What we do on site

1890 ALBERT PARK TERRACOTA TERRACE

1 Empty the blocked box gutter so water can leave



Clear dry leaves and silt from the narrow box gutter behind the parapet.

2 Hold the open joints before the next rain.



Seal the open tile-to-parapet joint and replace the cracked tile.

Option 1 process — clearing the blocked box gutter and holding the open parapet joint. This is the work, not a finished-roof render.

Option 1 – Why this step matters

blocked gutter



Blocked gutter = indoor leak

cleared gutter



Cleared gutter buys time



before the next storm



A clear box gutter keeps water moving away from your home.
Clearing it now prevents indoor damage and gives you time before the next storm.

Option 1 why — a blocked concealed gutter puts water into the ceiling. Clearing it is how we buy you time before the next front.

Price build-up (ex GST)

- Labour — 2 people × 6.75 hours × \$160 = \$2,160
- Materials after 25% margin (tiles, sealant, pointing, bags) = \$297
- Material delivery / inner-city access = \$108
- Waste disposal = \$108

Laws that justify this option

Clearing a box gutter is maintenance of a roof drainage system under the Plumbing Regulations 2018 definition of roofing (stormwater) work. Once we alter outlets or flashings and the job value exceeds \$750, a compliance certificate is required (Building Act 1993 s.221ZH). We will not leave you without paperwork because “it was only a clean”.

Warranty on Option 1

90-day workmanship warranty on the cleaning and the temporary seals. No claim that the leak cannot return — because the gutter is still the original non-compliant profile. If it leaks again inside 90 days from a joint we sealed, we return and reseal at no labour charge.

Risks and mitigations

- Risk: next storm exceeds the holding seals. Mitigation: we tell you in writing this is containment, and we can be back under Option 3 or 4.
- Risk: shared gutter with No. 99. Mitigation: we notify the neighbour before we work on the party line.
- Risk: hidden rusted outlet. Mitigation: we report it the same day with a photo and a price to replace.

How other companies cut corners on this option

The cheap version of Option 1 is a bloke with a leaf blower and a tube of kitchen silicone, no heights system, no photos, no certificate, and a verbal “she’ll be right”. That work is often uninsured. If it fails, you have nothing to show a solicitor, an insurer or a purchaser. We treat even the small job as regulated plumbing.

When to choose Option 1

Choose this if rain is in the next 48 hours, you need breathing space, or you want Option 6 dye testing next week and simply cannot leave the gutters full until then.

Option 2 – Targeted repair of every defect we can already see

OPTION 2 — Standalone scope

Investment: \$8,748 + GST

GST (10%): \$875 | Total including GST: \$9,623

Duration: 2 to 3 days on site, 2 people | Labour allowance: ~43 hours at \$160 + GST per person on site

This option repairs the defects that are visible in the photos and videos without rebuilding the entire box gutter to current Deemed-to-Satisfy size. It is the “fix what is broken” package. It is a genuine repair, with a real warranty, and it is still a step below a compliant gutter redesign.

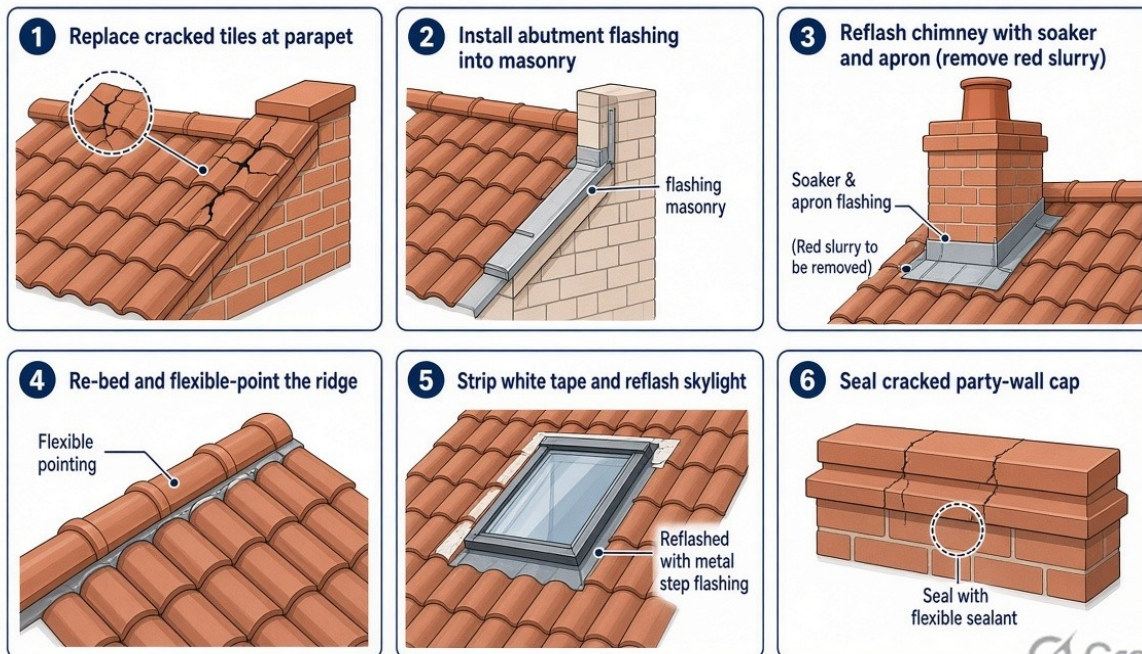
Why this option is justified by the site media

The cracked tiles beside the parapet, the open abutment, the chimney slurry, the split ridge pointing, the taped skylight and the stained cap are all discrete, photographable defects. Option 2 addresses each of them with the correct trade method rather than one product smeared on everything.

What we will do — full standalone procedure

1. Set up as a full roof-plumbing site: SWMS, heights control, verandah and neighbour protection, dated photos before a tile is lifted.
2. Clear and flush both box gutters and check outlets, same as the emergency clean, so we are not flashing over a blocked system.
3. Replace all cracked and broken tiles identified on the 101 plane (front abutment, mid-pitch and any others found when tiles are lifted). Matching terracotta profile. Bed and clip as required.
4. Install a proper abutment flashing at the front parapet (the gap in the parapet-gap photo): metal or approved flexible soaker/apron turned up the masonry, tiles dressed over, flexible pointing fillet. This replaces the open joint.
5. Reflash the chimney base. Remove the red slurry. Fit soaker and apron flashings stepped into brick joints where the mortar allows, or a compatible over-flashing where cutting heritage brick would do more harm than good. Repoint the visible joints we open.
6. Re-bed and flexibly point the ridge length on 101 (ridge pointing photo and Video B 2:00–2:22). Replace any cracked ridge tiles.
7. Strip the failed white tape from the skylight (skylight photo; Video B 3:52–4:29) and install new soakers / apron / head flashing compatible with the existing unit. If the unit itself is cracked we will photograph it and price a replacement as a variation before touching it.
8. Seal the cracked party-wall cap with a flexible masonry compound and dress a short cover flashing where the cap meets the tile/gutter line, after notifying No. 99.
9. Water-test the repaired junctions with a hose (not a dye test). Photograph wet and dry. Issue a BPC compliance certificate for the regulated flashing and drainage work.

Option 2 – Targeted repairs we will carry out



Option 2 process — the six junctions we will physically rebuild on 101: tiles, abutment flashing, chimney soakers, ridge pointing, skylight flashing, party-wall cap.

Option 2 – Why we repair each junction, not one spot



Option 2 why — one indoor stain can be fed by five paths we already photographed. We repair each path rather than guessing the loudest one.

Price build-up (ex GST)

- Labour — 2 people × 21.6 hours × \$160 = \$6,912
- Materials after 25% (tiles, flexible pointing, flashings, sealants, fixings) = \$1,107
- Material delivery = \$203
- Waste = \$162

- Access / parking / consumables = \$364

Quoted investment: \$8,748 + GST (\$9,623 including GST).

Laws that justify this option

Flashings, parapet cappings and roof drainage repairs are roofing (stormwater) work. Materials must be fit for purpose under the PCA. Flexible pointing is used because rigid cement on an 1890 terrace cracks with movement — the Guide to Standards and Tolerances 2026 is the BPC's current benchmark for what "acceptable workmanship" looks like on domestic work from 1 August 2026. A compliance certificate will be issued because the job value exceeds \$750.

Warranty on Option 2

5-year workmanship warranty on the flashings, pointing and tiles we install. Manufacturer warranty on products, registered where the maker allows. If a junction we rebuilt leaks under normal weather, we return and make it good.

Risks and mitigations

- Risk: the original box gutter is still undersized or has no overflow, so a 1-in-100 storm can still overtop it. Mitigation: we state this in writing. Option 3 is the answer if you want Deemed-to-Satisfy drainage.
- Risk: a second leak path we have not seen (underlay tear, internal downpipe split). Mitigation: Option 6 dye test before or after this work.
- Risk: tile colour mismatch. Mitigation: we bring samples and use weathered-stock where we can.

How other companies cut corners on this option

The market version is "repoint the ridge and silicone the chimney" in half a day, no soakers, no certificate, cement pointing that looks neat for a listing photo and splits by winter. BPC has recently fined licensed plumbers more than \$10,000–\$15,000 for defective roof plumbing that leaked into bedrooms. Cheap silicone is how those jobs start.

When to choose Option 2

Choose this if you accept the gutter profile as it is, you want the visible defects professionally rebuilt, and you want a certificate and a 5-year warranty without paying for a full gutter redesign.

Option 3 – Compliant box gutter and parapet flashing rebuild

OPTION 3 — Standalone scope

Investment: \$13,298 + GST

GST (10%): \$1,330 | Total including GST: \$14,628

Duration: 4 days on site, 2 people | Labour allowance: ~65 hours at \$160 + GST per person on site

This is the option that attacks the defect the videos actually scream about: a box gutter that holds water against a shared parapet over two homes. We rebuild the 101 box gutter system so it can be certified against AS/NZS 3500.3:2025, and we flash the abutments so the new gutter is not defeated by the open parapet joint.

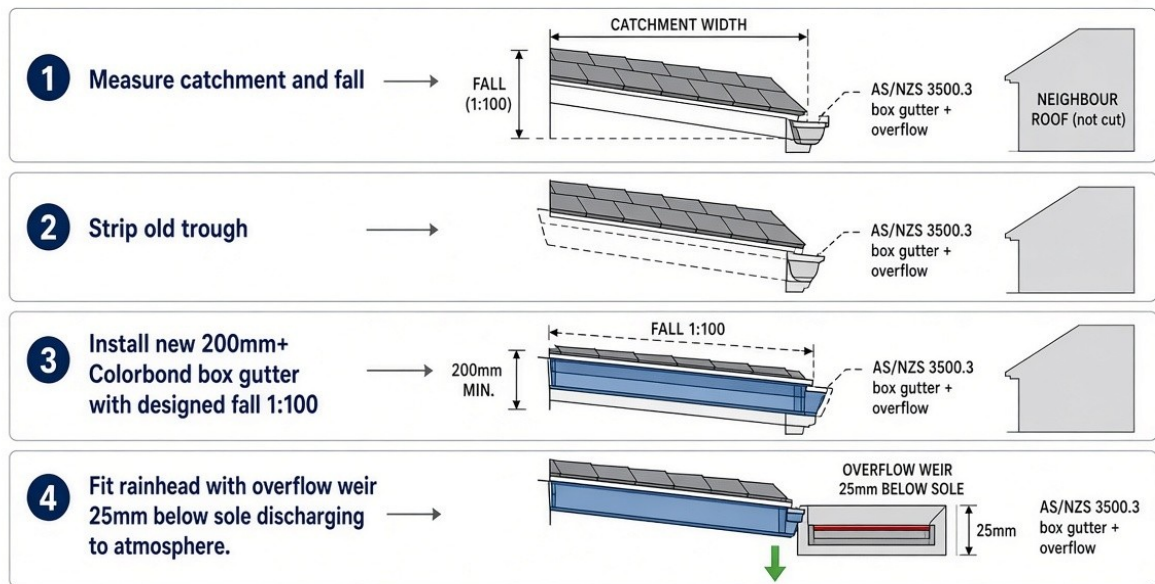
Why this option is justified by the site media

Video A 0:00–0:21 and Video B 1:00–1:30 / 3:22–3:52 show standing water evidence on a concealed gutter. The handwritten note to No. 99 states the same conclusion. AS/NZS 3500.3 is explicit: a domestic box gutter must be at least 200 mm wide, fall 1:40 to 1:200, run straight, and finish in a rainhead or a sump with a designed overflow that discharges to atmosphere — not into the neighbour's roof and not into your cornice. The existing gutter does not demonstrate those features on camera.

What we will do — full standalone procedure

1. Measure the catchment on 101, confirm rainfall intensity for Albert Park, and design the box gutter width, depth, fall and overflow to AS/NZS 3500.3:2025. You receive a one-page design note with the figures before we cut metal.
2. Notify No. 99 in writing that we will be working on the party-wall gutter line. We will not cut into their roof covering without agreement.
3. Strip the existing box gutter on 101, protect the rooms below, and inspect the substrate. Any rotten timber we find is photographed and quoted as a variation before we proceed — we do not hide structural rot inside a gutter price.
4. Fabricate and install new Colorbond (or equivalent) box gutter to the designed width and fall, with expansion provision, sealed joints and a rainhead or compliant sump and overflow discharging to atmosphere, clear of the neighbour and the public footpath as the standard requires.
5. Install parapet and abutment flashings at the front masonry (parapet-gap photo) and along the party cap (parapet-crack photo) so water on the tiles is delivered into the new gutter, not behind it.
6. Reconnect / upgrade the downpipe connection from the new rainhead or sump into the existing above-ground stormwater. Confirm free discharge.
7. Make good tiles along both gutter edges. Replace any tiles broken during the strip-out.
8. Flood-test the new gutter and overflow. Photograph the overflow working. Lodge a BPC compliance certificate. Register any BlueScope product warranty in your name.

Option 3 – Rebuilding the box gutter to the Standard



All work to comply with:
AS/NZS 3500.3 box gutter + overflow

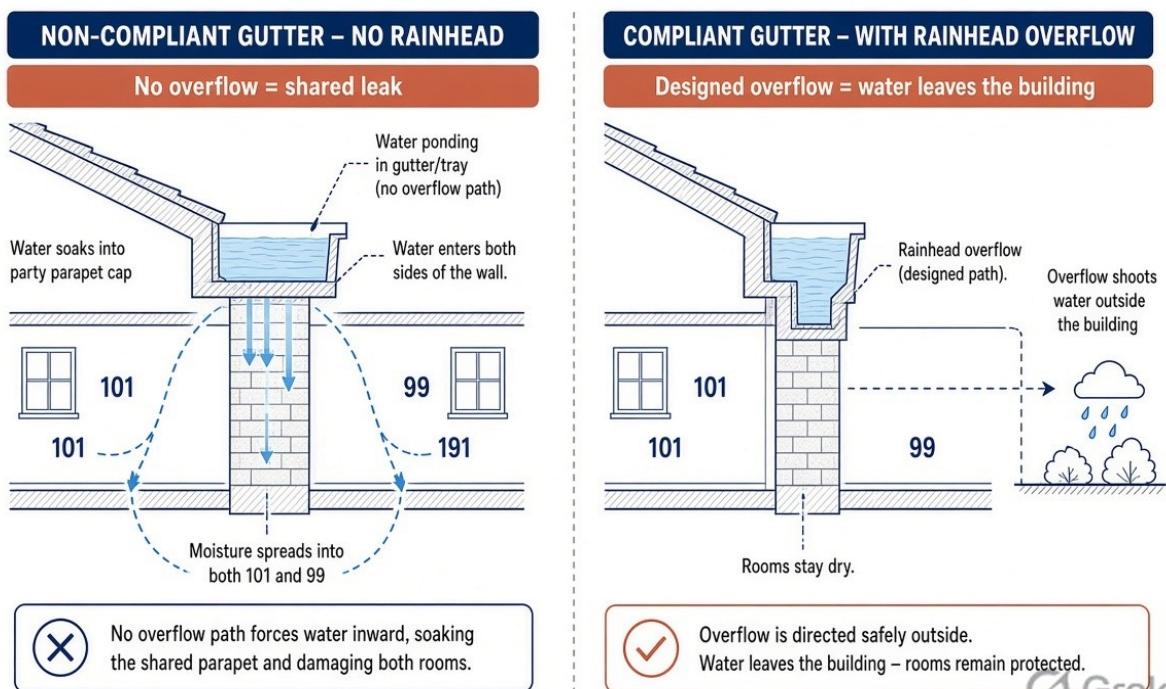
Designed fall 1:100 ensures self-cleansing flow and prevents ponding.

Albert Park terrace context.
Neighbour roof shown but not cut.



Option 3 process — measure, strip, install a 200 mm+ gutter at designed fall, then fit a rainhead overflow 25 mm below the sole as AS/NZS 3500.3 requires.

Option 3 – Why a new tray without overflow still floods rooms



Option 3 why — a new tray with no overflow still soaks the shared parapet and can wet both 101 and 99. The overflow is the legal part of the job.

Price build-up (ex GST)

- Labour — 2 people × 32.4 hours × \$160 = \$10,368
- Materials after 25% (Colorbond gutter, rainhead/sump, flashings, fixings, sealants, tiles) = \$1,958
- Material delivery (long lengths into Albert Park) = \$297

- Waste = \$203
- Access / parking / protection = \$472

Quoted investment: \$13,298 + GST (\$14,628 including GST).

Laws that justify this option

This is the Deemed-to-Satisfy path. Plumbing Practice guidance on box gutters (VBA/BPC RP-02 lineage) and AS/NZS 3500.3:2025 clauses on box gutter limitations, overflow devices and layout are the reason we will not certify a “new gutter” that is still a tapered, undrained trough with no rainhead. BPC enforcement in 2026 has included five-figure fines where roof plumbing leaked into living spaces. A certified overflow is how you stay out of that story.

Permits on Option 3

Plumbing compliance certificate: yes. Planning permit: not expected, because we are replacing concealed drainage and keeping terracotta and the chimney. Building permit: not expected. Neighbour notification: yes, as a courtesy and to avoid a dispute over the party cap.

Warranty on Option 3

10-year workmanship warranty on the new gutter, rainhead/sump and flashings we install. BlueScope or equivalent product warranty registered to you. BPC certificate insurance overlay as the Act provides.

Risks and mitigations

- Risk: substrate timber is rotten once the old gutter comes off. Mitigation: variation photographed and approved before extra work.
- Risk: No. 99's metal roof still sheds into the line. Mitigation: we design 101's overflow independently so their water cannot use your ceiling as a rainhead.
- Risk: chimney and skylight still leak because they are separate paths. Mitigation: those remain available as Option 2 or 4 add-ons, or prove them with Option 6 first.

How other companies cut corners on this option

The shortcut is a slim folded tray with silicone joints, a hole in the end and no overflow calculation. It looks like a new gutter in a photo. It fails the 1% AEP test the first time Melbourne puts 20 minutes of rain on Albert Park. We will not lodge a compliance certificate on a gutter we cannot defend in an audit.

When to choose Option 3

Choose this if you watched Video B, saw the wet cap, and decided the drainage system — not the chimney paint — is the job.

Option 4 – Comprehensive roof system repair (recommended)

OPTION 4 — RECOMMENDED standalone scope

Investment: \$20,088 + GST

GST (10%): \$2,009 | Total including GST: \$22,097

Duration: 6 days on site, 2 people | Labour allowance: ~97 hours at \$160 + GST per person on site

This is the option we would do on our own terrace. It combines a compliant box gutter rebuild with every other defect the camera recorded, so you are not paying twice when the chimney starts after the gutter is fixed, or the skylight starts after the chimney is fixed.

Why this is the recommended path for [REDACTED]

Video B from 3:52 to 4:29 holds the skylight, the gutter and the chimney in one movement. That is the roof telling you these junctions have aged as a set. Repairing only one of them is how the “regret story” starts: a roofer patches the obvious spot, you pay, the next front comes through, and water finds the junction nobody priced.

What we will do — full standalone procedure

1. Full site establishment, neighbour notice to No. 99, dated photographic survey of every plane on 101, and a written SWMS for a multi-day heritage terrace site on a narrow street.
2. Design and rebuild the 101 box gutter system to AS/NZS 3500.3:2025 with rainhead or compliant sump and overflow to atmosphere, including new abutment flashings at the front parapet and party cap — the entire Option 3 drainage scope, contained inside this option so you do not need to read Option 3 to understand it.
3. Reflash the chimney with soakers and aprons, remove the red slurry, and repoint opened brick joints. Keep the chimney. Heritage policy and the [REDACTED] VCAT chimney precedent both point that way.
4. Strip and reflash the skylight with new soakers, apron and head flashing. If the unit is failed beyond flashing, we photograph and price a matching replacement as a variation before ordering.
5. Re-bed and flexibly point the full ridge on 101. Replace cracked ridge and hip tiles.
6. Replace all broken field tiles found on 101 and reset any crept courses along the gutter edges so laps shed into the new gutter.
7. Inspect sarking wherever tiles are lifted. Patch tears we can reach. Report any widespread underlay failure rather than burying it.
8. Hose-test gutter, overflow, chimney, skylight and abutments. Issue a BPC compliance certificate covering the regulated work. Register metal-product warranties in your name. Hand you a photo pack that matches each repaired junction to the original defect photo.

Option 4 – Comprehensive system repair, the work sequence



All works carried out by licensed roofers in accordance with best practice and applicable standards.



Option 4 process — neighbour notice, box gutter rebuild, chimney soakers, skylight reflash, ridge re-bed, tile replacement and hose test. One sequence, one system.

Option 4 – Why we treat gutter, chimney and skylight as one system



Video on site held all three in one frame — repairing only one sends you back after the next front



Option 4 why — the site video held gutter, chimney and skylight in one frame. Repairing only one junction is how the leak returns after the next front.

Price build-up (ex GST)

- Labour — 2 people × 48.6 hours × \$160 = \$15,552
- Materials after 25% (gutter system, rainhead, flashings, tiles, pointing, skylight soakers, sealants) = \$3,078
- Material delivery = \$378

- Waste = \$270
- Access / parking / protection / compliance admin = \$810

Quoted investment: \$20,088 + GST (\$22,097 including GST).

Laws that justify this option

This option is designed so the certificate we lodge is not a narrow “we replaced two metres of gutter” certificate. It covers the drainage system and the flashings that make that system work. That is the standard of documentation a purchaser’s conveyancer and a building inspector actually want to see on an Albert Park terrace. WorkSafe heights duties still apply for the whole duration. Heritage policy is satisfied because fabric is repaired, not replaced with a different roof type.

Permits on Option 4

BPC compliance certificate: yes. Planning permit: not expected for like-for-like terracotta and retained chimney.

Building permit: not expected. Neighbour notice: yes.

Warranty on Option 4

Lifetime workmanship warranty on work we perform, subject to reasonable maintenance (gutters cleared, no later modifications by others). Product warranties registered to you. Statutory protections under the Australian Consumer Law and the plumbing insurance that attaches to the compliance certificate.

Risks and mitigations

- Risk: hidden framing decay under the old gutter. Mitigation: photographed variation, no silent extras.
- Risk: interior plaster already stained and soft. Mitigation: we are roof plumbers; we can introduce a trusted plasterer but that is not in this price.
- Risk: No. 99 declines access. Mitigation: we can rebuild 101’s side and overflow independently.

How other companies cut corners on this option

A “full roof restoration” in this suburb is sometimes a pressure clean, a tinted acrylic coating and a one-year sticker. Coatings on porous terracotta do not rebuild flashings or overflows. They also sit in a grey area of the Plumbing Regulations (membrane work on a roof covering is carved out of some roofing-stormwater definitions) which is how some operators avoid certificates. We do regulated plumbing, not a paint job.

When to choose Option 4

Choose this if you want to spend the money once, keep the heritage roof, satisfy the regulator, and not see us again except to shake hands.

Option 5 – Heritage-sensitive full roof restoration

OPTION 5 — Standalone scope

Investment: \$30,618 + GST

GST (10%): \$3,062 | Total including GST: \$33,680

Duration: 9 to 10 days on site, 2 people | Labour allowance: ~151 hours at \$160 + GST per person on site

This option is for an owner who intends to hold [REDACTED] for a long time, or who wants the roof to match the care already visible in the iron lace and the 1890 pediment. We restore the terracotta roof as a system: drainage, flashings, ridge, tiles, chimney, skylight, and a disciplined clean that does not strip the fire-skin off old tiles.

Why this option is justified

The tile field in the plane photos is original character fabric. Port Phillip heritage policy says maintain and repair first, replace like-for-like if a unit is beyond repair. Option 5 is that policy in labour hours. It is also the option that deals with porosity and displacement across the whole 101 plane, not only the broken tiles next to the gutter.

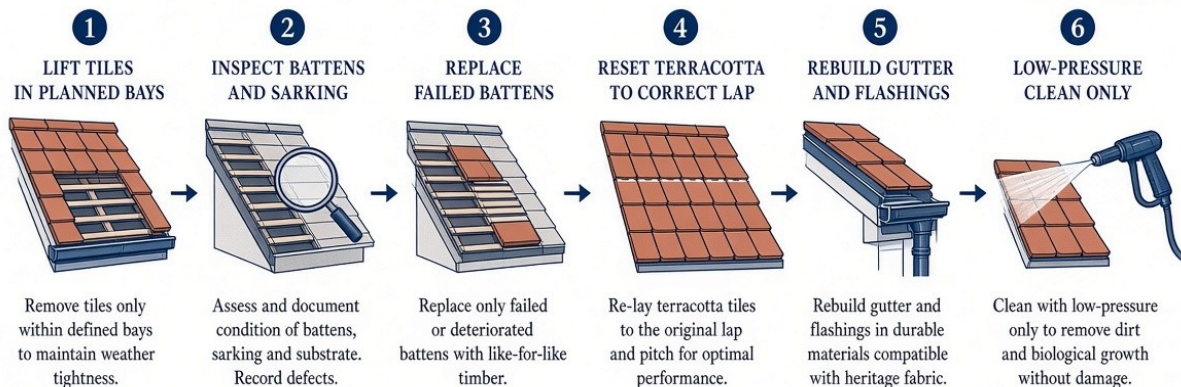
What we will do — full standalone procedure

1. Heritage-aware method statement: no change to street appearance, chimney retained, terracotta retained, pointing colour matched. If anything in the method would trigger a planning permit we stop and write to Port Phillip before continuing.
2. Compliant box gutter rebuild to AS/NZS 3500.3:2025 with rainhead or sump overflow, party-wall and front parapet flashings, downpipe reconnection — the full drainage rebuild is inside this option.
3. Lift tiles in planned bays, inspect battens and sarking, replace failed battens and sarking in those bays, reset tiles to correct lap and gauge. Replace tiles that are cracked, laminated or beyond reuse. Source matching terracotta, not a near-enough concrete profile.
4. Full chimney reflash (soakers and aprons) and careful repointing of opened joints. No demolition of the chimney stack.
5. Skylight reflash or, if the unit fails inspection, supply and fit a discreet replacement with proper tile-compatible flashing so the plane stays honest.
6. Strip, re-bed and flexibly point all ridges and hips on 101. Replace failed ridge tiles with terracotta.
7. Low-pressure biological clean only where it will not erode the tile face. No cheap “roof restore” coating unless you separately instruct it in writing after we explain the warranty and heritage implications.
8. Full water test, BPC compliance certificate, warranty registration, and a bound photo report you can give a purchaser in ten years.



Option 5 – Heritage restoration process on 101 Page Street

Keep chimney and 1890 street look.



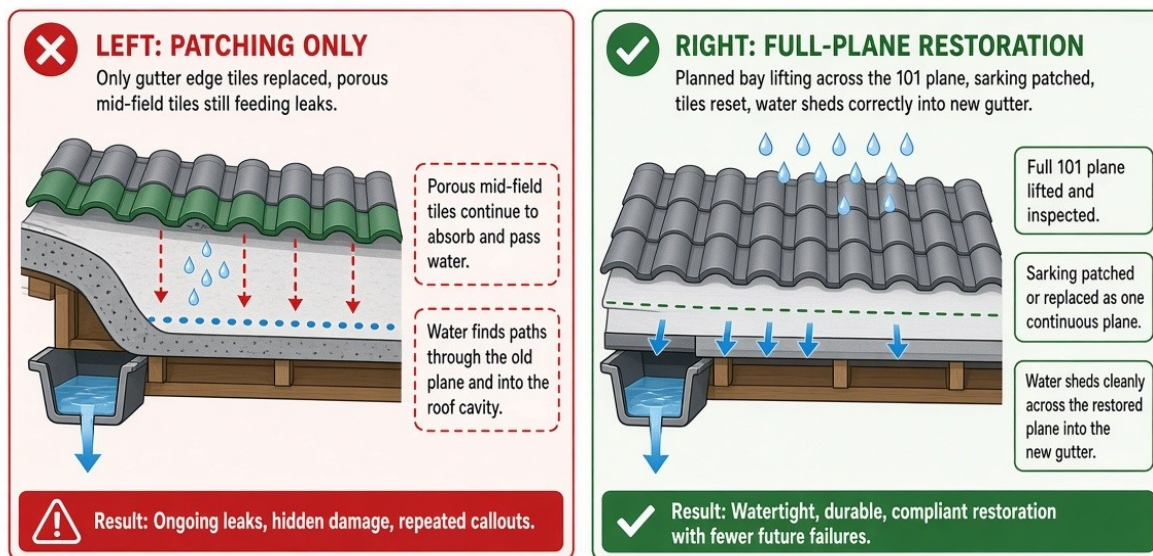
repair fabric first — Port Phillip heritage policy

Understand significance. Repair first. Replace only what is necessary. Match like-for-like. Preserve the 1890 streetscape and roofscape.



Option 5 process — lift tiles in planned bays, inspect battens and sarking, replace only failed timber, reset terracotta, rebuild drainage, low-pressure clean. Chimney and street look stay.

Option 5 – Why full-plane work is different from patching



We restore the whole 101 plane, not a strip along the gutter.

Addressing the entire plane stops leaks at their source and protects the building for the long term.



Option 5 why — patching the gutter edge leaves porous mid-field tiles feeding the same leak. Full-plane work is how a heritage terrace is actually restored.

Price build-up (ex GST)

- Labour — 2 people × 75.6 hours × \$160 = \$24,192
- Materials after 25% (terracotta tiles, sarking, battens, gutter system, flashings, pointing, skylight components) = \$4,523

- Material delivery (multiple drops) = \$608
- Waste / old tiles = \$486
- Access / parking / protection / compliance = \$809

Quoted investment: \$30,618 + GST (\$33,680 including GST).

Laws and precedents that justify this option

Clause 15.03 and the Port Phillip heritage policy prefer repair of contributory roofs. VCAT matters on and near [REDACTED] have protected chimneys and principal roof forms. Doing this work as licensed roof plumbing with a compliance certificate also protects you at sale: uncertified roof work on a heritage terrace is a gift to a purchaser's building consultant. The Australian Consumer Law still sits underneath the warranty we write.

Permits on Option 5

BPC compliance certificate: yes. Planning permit: not expected if appearance is unchanged; we will confirm with Council if tile supply forces a visible change. Building permit: only if hidden structure requires work a surveyor classifies as building work. Neighbour notice: yes.

Warranty on Option 5

Lifetime workmanship warranty on our work, product warranties registered to you, compliance-certificate insurance overlay.

Risks and mitigations

- Risk: matching terracotta lead times. Mitigation: we confirm supply before we strip large bays.
- Risk: batten or rafter decay. Mitigation: variation with photos, no silent extras.
- Risk: over-cleaning old tiles. Mitigation: low pressure only, written method.

How other companies cut corners on this option

"Full restoration" sold at half this price is usually a coating and a ridge smear. It photographs well for Instagram and has nothing to lodge with the BPC. We would rather lose the job than coat over an illegal gutter.

When to choose Option 5

Choose this if 101 is a long hold, you care about the 1890 fabric, and you want the roof to be an asset in the next Section 32, not a condition report problem.

Option 6 – Comprehensive Forensic Dye Testing (Full System)

OPTION 6 — Last option, and the smart first step if you are unsure

Investment: \$1,593 + GST

GST (10%): \$159 | Total including GST: \$1,752

Duration: 1 full day on site, 1 to 2 people | Labour allowance: ~14–22 hours at \$160 + GST per person on site

Dye testing is evidence-based decision making. If you are not ready to commit to Options 1–5, this is the option almost every careful owner on a multi-junction terrace should do first.

Why Comprehensive Forensic Dye Testing is the Only Reliable First Step for This Property

I've been doing this for quite a while now and I've seen it happen quite a few times. Someone gets a roofer out to a terrace just like [REDACTED]. The roofer points at the chimney because the chimney is what the owner can see from the yard. They patch a few spots, they take the money, and then a few months later when the next big rain comes the water's back again — because the water was never coming from the chimney. It was coming from the box gutter against the neighbour, or from the taped skylight, or from the cracked cap. You cannot see that from the street. You can see it with dye.

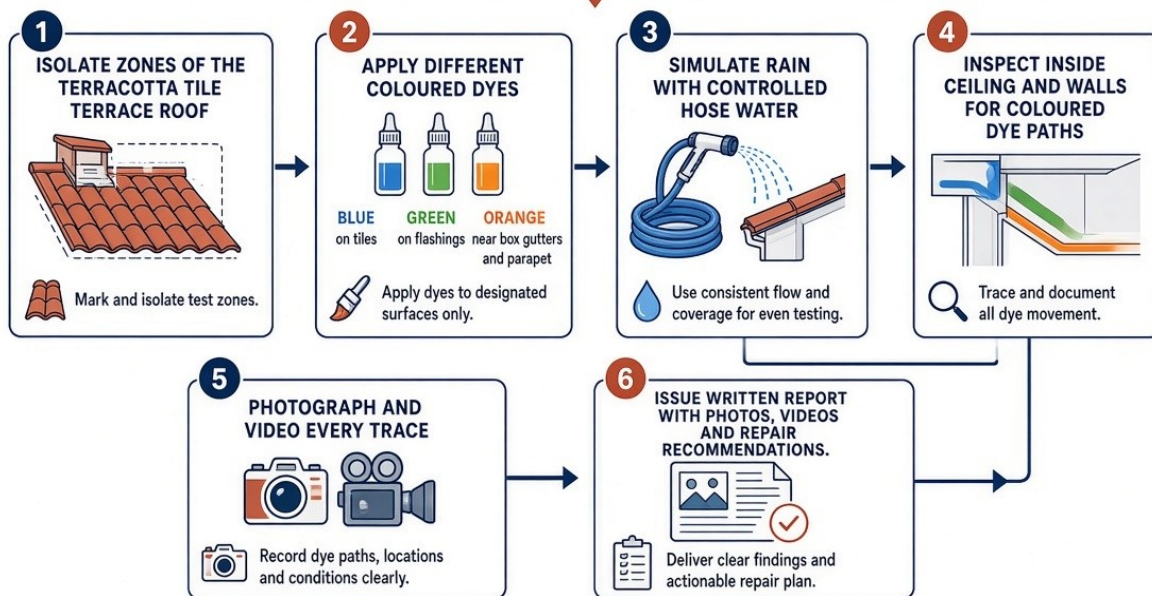
Here is how it works in plain language. We put different coloured dyes on different parts of your roof — blue on the tiles, green on the flashings, orange near the gutters and the shared parapet. Then we run water like real rain. We go inside and we follow the coloured streaks. Even a hairline crack you would never see from the outside leaves a colour. That is the exact path. That is the opposite of guessing.

If we just guess on this roof there is a real chance we miss the actual source and it comes back. Look at Video B from 3:52 to 4:29 — chimney, skylight and gutter in one shot. Guessing which one is live is how people pay twice. Dye is completely safe. It is just like normal clothes dye. It disappears after a few days and it does not damage terracotta, paint or plaster. We take full responsibility as licensed roofers and we send you clear photos and videos of every trace.

For most jobs this sits between six and nine hundred dollars, sometimes up to about thirteen hundred if it is more complicated. Yours is the more complicated end — shared parapet, two dwellings, box gutters, chimney, skylight — which is why this option is \$1,593 + GST. Almost everyone who does it says it was worth every cent because they finally have peace of mind.

Once the dye test is completed you get a full report and you are not stuck with us. You can use this to get as many quotes as you like to get the best value for money and the highest quality of work.

HolyMess Forensic Dye Testing – 6 Step Process



Non-Destructive • Targeted • Traceable



Terracotta Roof Specialists

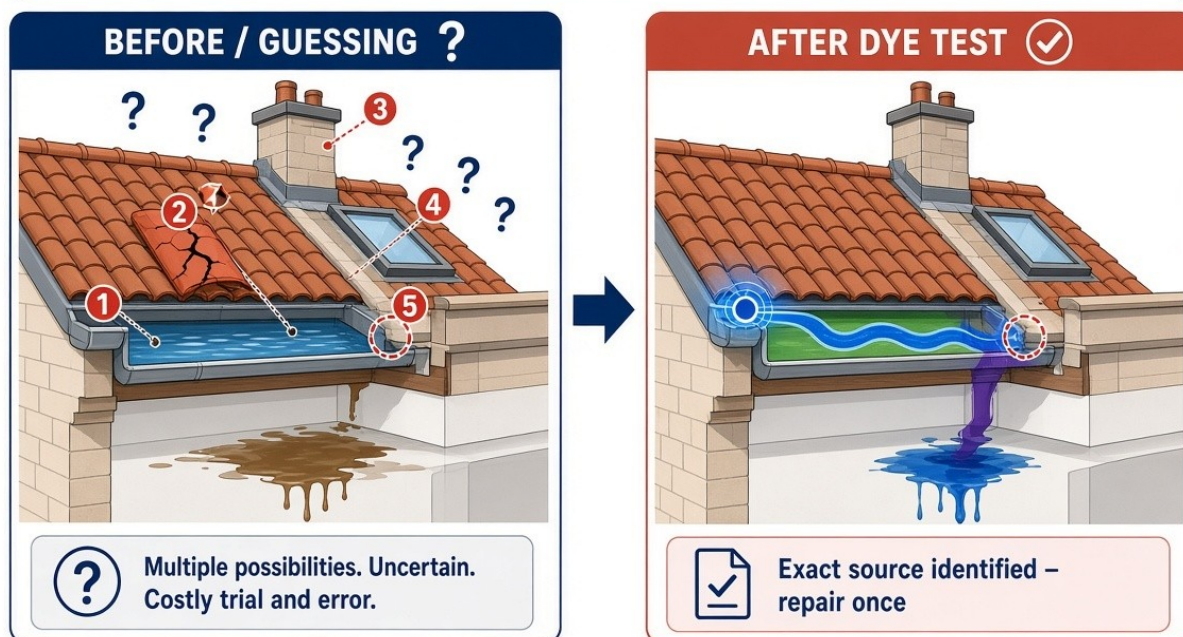


Find the Leak. Fix it Right.



Diagram — the six-step forensic process we will follow on

Guesswork vs Evidence – Roof Leak Outcomes



ROOF LEAK DIAGNOSIS – FROM UNCERTAINTY TO CLARITY



Diagram — guesswork versus an evidence-backed source on a terrace with a box gutter.

Very detailed step-by-step procedure

1. Plan the zones against the photos you already have. Zone A: field tiles on 101. Zone B: chimney soakers and ridge. Zone C: skylight flashing. Zone D: front parapet abutment. Zone E: party-wall box gutter and cracked cap. Zone F: downpipe and outlet. We mark these on a simple roof plan before a drop of dye is opened.

2. Protect interiors. We walk through with you, lift belongings under stained ceilings, and put towels and plastic where colour could show. We photograph the existing stains so nobody argues later about what was already there.
3. Apply dyes by zone. Blue on tiles, green on flashings, orange near gutters and the parapet — exactly as described above. Dyes are kept separate so a colour indoors names the zone outdoors.
4. Simulate rain with controlled hose water, starting upslope of each zone, at a rate that mimics a real Melbourne front rather than a pressure-washer assault. We work zone by zone so colours do not contaminate each other.
5. Inspect inside. We follow coloured streaks on plaster, cornice, chimney breast and any reachable roof space. We photograph and video every trace, with a timestamp and the zone colour written on a card in the shot.
6. Write the report the same week. Photos, videos, a marked roof plan, a plain-English ranking of sources, and a recommended repair scope you can send to any licensed plumber. You are free to use HolyMess for the repair or to shop the report. That is the point.

Option 6 – Dye testing what we physically do



This test helps identify where water is entering so it can be fixed precisely.



Option 6 process — blue on tiles, green on flashings, orange in the box gutter, hose like rain, then we follow the colour inside.

Option 6 – Why coloured paths beat a guess

 LEFT: A GUESS	 RIGHT: COLOURED PATH + REPORT
 LEAK SOURCE UNKNOWN No clear path. No proof. Harder to fix. Easy to miss.	 LEAK PATH CONFIRMED Clear path. Clear evidence. Faster fix. Right the first time.
 The report is yours — use it with us or any licensed plumber 	

Option 6 why — guessing at the chimney while the gutter is the live path is how people pay twice. The written report is yours to take anywhere.

Price build-up (ex GST)

- Labour — 1 to 2 people, 14–22 hours allowed, packaged rather than run up on the clock = \$1,296
- Dyes, protection, printing of the report after 25% = \$189
- Consumable delivery = \$108

Quoted investment: \$1,593 + GST (\$1,752 including GST).

Duration

1 full day on site, 1 to 2 people working at any given time; total about 14–22 labour hours including the report.

Laws and professional setting

Testing of a roof drainage system sits inside the statutory definition of roofing (stormwater) work. The value is above \$750 so we can issue a compliance certificate for the testing if the work is framed as regulated testing of the drainage system. The more important document for you is the written diagnostic report, because that is what our Professional Indemnity responds to if we miss a source that was present on the day.

Risks and mitigations

- Risk: no dye appears inside because the leak is intermittent. Mitigation: we say so honestly and recommend a rain-event return rather than inventing a source.
- Risk: colour stains a porous ceiling a little longer than a few days. Mitigation: we warn you, protect what we can, and use dyes that fade.
- Risk: neighbour's water confuses the picture. Mitigation: we dye 101's zones specifically and note any foreign water.

How other companies cut corners vs HolyMess

The corner-cut version of a “dye test” is a single colour tipped in one gutter, a two-minute look at one stain, and a verbal “it’s the flashing” with no report you can hold. That is not forensic and it is not something an insurer will underwrite. We separate colours, we record the path, we write the report, and we put our Professional Indemnity behind the identification.

Next Steps & Guarantees

Please click the Link to see HolyMess repairs insurance in case of bad advice or damages, so you can be assured you are covered

[HolyMess insurance folder \(Google Drive\)](#)

If you provide a professional service or advice and you make a mistake, omit important information, or provide negligent advice that causes your client a financial loss, Professional Indemnity insurance is designed to step in.

We confirm in writing that our professional assessment and dye-testing report are covered by our Professional Indemnity insurance. If we provide advice or identification of leak sources and any subsequent leak occurs due to a missed source or incorrect assessment in our report, we will return and resolve it at no cost to you — even if another licensed tradesperson carries out the repair work, provided they strictly follow the recommendations and scope outlined in our report.

HolyMess Repairs – Roof Leak Diagnostic Report & Guarantee Terms

1. Scope of the Diagnostic Report Our comprehensive forensic dye testing identifies the exact source(s) of the current water ingress at the time of testing. The report provides clear evidence (photos, videos, and dye tracing results).

2. Guarantee & Responsibility HolyMess Repairs stands behind the accuracy of our professional assessment. If a leak returns and is determined to be from a source that was present at the time of testing but was missed or incorrectly assessed in our report, we will return to the property and resolve the issue at no cost to you. This guarantee applies even if you engage another licensed tradesperson to carry out the repair works, provided they strictly follow the recommendations and scope outlined in our report.

3. Limitations of the Guarantee The guarantee does not apply in the following circumstances:

- The repair work is carried out using methods, materials, or scopes that differ from our written recommendations.
- New leaks are caused by subsequent events (storm damage, falling trees, modifications to the roof/terrace by others, etc.).
- Failure of materials or products supplied by third parties that were not recommended by us.
- Normal wear and tear over time.

4. Professional Indemnity Insurance Our assessment and advice are covered by our Professional Indemnity Insurance. In the event of a mistake or omission in our professional advice that causes you financial loss, this insurance is designed to provide cover.

5. Validity This guarantee is valid for the leak sources identified in the report and remains in force for the duration of our Lifetime Workmanship Warranty on any subsequent repair work we perform.

Side-by-side summary (every option stands alone above)

Option	Price + GST	Inc GST	Best for
1 Containment	\$2,673 + GST	\$2,940	Rain is coming. Buy time.
2 Targeted repair	\$8,748 + GST	\$9,623	Fix every visible defect.
3 Box gutter rebuild	\$13,298 + GST	\$14,628	The wet shared gutter.
4 Comprehensive (rec.)	\$20,088 + GST	\$22,097	Do the system once.
5 Heritage restoration	\$30,618 + GST	\$33,680	Long hold, original fabric.
6 Forensic dye test	\$1,593 + GST	\$1,752	Proof before you spend.

How to read the chart — what each dollar is actually buying

This is not a discount ladder. Each option is a different job. Option 1 does not include Option 3's rainhead. Option 3 does not include the chimney soakers in Option 4. Read the option you want as if it were the only page you received.

Included work	Opt 1	Opt 2	Opt 3	Opt 4	Opt 5
Clear box gutters	Yes	Yes	Yes	Yes	Yes
Holding seals only	Yes	No	No	No	No
Chimney soakers / apron	Spot	Yes	No	Yes	Yes
Skylight reflash	No	Yes	No	Yes	Yes
AS/NZS 3500.3 gutter + overflow	No	No	Yes	Yes	Yes
Full-plane tile / sarking work	No	Broken only	Edges	Broken + edges	Yes
BPC compliance certificate	If over \$750	Yes	Yes	Yes	Yes
Workmanship cover	90 days	5 years	10 years	Lifetime*	Lifetime*

Option 6 is diagnostic only and is intentionally left off this chart so it is not read as a repair. *Lifetime workmanship is on work we perform, with the limitations written inside each option.

What a typical cheap quote leaves out — and what you are paying us to include

- A licensed person on the roof, not an unlicensed labourer sending photos to someone in a van.
- A BPC compliance certificate you can hand a purchaser, an insurer or a solicitor.
- AS/NZS 3500.3 overflow design on any new box gutter — the item BPC actually audits.
- Heights gear and a SWMS on a narrow Albert Park street.
- Neighbour notice to No. 99 before the party gutter is opened.
- BlueScope (or equivalent) warranty registered in your name where metal is used.
- 24/7 portal access so you are not chasing a tradie who has already started the next job.
- Professional Indemnity behind advice — see the insurance folder linked above.

The warning we ask every Albert Park owner to watch before they accept the cheapest text-message quote:

<https://youtu.be/4GoaRAOMo2o>

How to accept

Reply to this quote with the option number, or call Victor C on 0426 204 244, or email info@holymessrepairs.com.au. We will send a simple acceptance form, a proposed start date, and — for Options 3, 4 and 5 — the neighbour notice for No. 99.

If you want evidence first, accept Option 6. The report is yours to use with us or with anyone else.

If you want the job finished, accept Option 4. That is the recommendation of the person who stood on your roof.

Labour rate used throughout: \$160 + GST per hour per person on site. Materials: merchant cost + 25% + delivery.
GST: 10% on top of the quoted figure.

Prepared by Victor C, Compliance Manager, HolyMess Repairs, Licence No. 32176, ABN 31 666 327 813.

Unit 10, 236–244 Edwardes Rd, Reservoir • 19 Chivers Rd, Templestowe • <https://www.holymessrepairs.com.au/>

This quotation is an invitation to treat. A contract is formed when you accept in writing and we confirm a start date.
Statutory rights under the Australian Consumer Law are not excluded.