HOLYMESS REPAIRS

Licensed Roof Plumbing • Compliance-First • Victoria

Licence No. 32176 | ABN 31 666 327 813

FROM	TO
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QUOTATION — COLOURBOND® GUTTER REPLACEMENT

Photographed front garage elevation + side elevations only • Colour: COLORBOND® Dover White™

Option	What it is	Price (ex GST)
Option 1	Essential like-for-like Colorbond replacement	**$4,850 + GST**
Option 2 ★	2025-compliant overflow system (recommended)	**$6,980 + GST**
Option 3	Long-term system + fascia repair + gutter guard	**$11,240 + GST**
Option 4	Forensic dye testing first (evidence before spend)	**$980 + GST**

All prices below are shown as plus GST. GST is 10%. A Building and Plumbing Commission (BPC) Compliance Certificate is included on Options 1–3 because the value of the work exceeds $750.

Why Chris should choose HolyMess over a one-man quote

Chris, you asked for Colorbond gutters in Dover White on the runs in the photos. That sounds simple. In Victoria in 2026 it is not just a colour and a length of steel. Any new or replacement eaves gutter must now be designed for overflow as if every downpipe is blocked, under AS/NZS 3500.3:2025 Appendix F (mandatory from 20 October 2025). A cheap like-for-like quote that ignores overflow is a quote that can put water into your eaves, stain the white gable, and rot the timber we can already see peeling in your photos.

HolyMess Repairs is a licensed roof-plumbing business (Licence 32176). Victor C is writing this as Compliance Manager so the quote stands up if insurance, a neighbour, Stonnington Council or the BPC ever asks who designed the overflow. We issue a BPC Compliance Certificate. We register BlueScope product warranties in your name. We carry Professional Indemnity and public liability. We do not disappear if the installer has a bad week. That is the difference between a price and a solution.

See who we are: Website

holymessrepairs.com.au | Facebook | Google reviews

Watch how trades companies cut corners: https://youtu.be/4GoaRAOMo2o

Company promotional film: https://youtu.be/6YKaP0SJDf0

Insurance if advice is wrong: Professional Indemnity file — [redacted]
9bkFHmjiFrCoiQ96kB_fcc3fHJk9du9?usp=sharing

What the four photos actually show (and why it drives the quote)

You sent four photos. 11571 and 11572 are the front (garage). 11573 and 11574 are the side. I have treated only those photographed gutter runs as in-scope. I have not quoted the unseen rear or street elevation. Each photo is used below as evidence, not decoration.

Photo 11571 — Front / garage left corner (your "front")



This is the most important photo on the job. Live grass is growing out of the gutter sole at the garage corner. That only happens when silt and organic matter have sat wet for months. The gutter is no longer a drain; it is a planter box. When it rains, water has nowhere to go except over the front bead, behind the back of the gutter, and into the timber fascia and the wall cavity.

Look at the same photo for three more facts that change the quote. First, a white pipe is discharging across the gutter line rather than through a proper pop and rainhead — that is a surcharge point. Second, the fascia and render below are stained and breaking down where overflow has been hitting the wall for a long time. Third, the existing gutter is an old painted section, not current COLORBOND®, so a patch will not match Dover White and will keep rusting at the laps. This photo is why Option 1 (swap the steel only) is the short-term option, and why Option 2 designs overflow as if that downpipe is blocked — because in this photo, it already is.

Photo 11572 — Front garage full elevation (your "front")



This photo gives the length of the front run and the roof catchment feeding it. The terracotta tile roof above the garage is mossy and the tiles at the left have a visible step / missing bedding where an upper roof drops onto this lower roof. Water from the main gable is being thrown onto this small garage roof, then into this one gutter. That is a stacked catchment. Under AS/NZS 3500.3:2025 clause 3.4, overflow design must include upper catchments that discharge onto the lower roof. A quote that sizes this gutter as “just the garage” is undersized.

The white gable barge on the main house is peeling at the right-hand hip. That is not a painting problem first — it is a moisture problem. Water tracking from the tile edge or from a gutter that sits too high against the fascia will do exactly this. The black garage door and white piers are in good enough condition that new Dover White gutter will lift the whole elevation. We will set the new front bead below the fascia line so overflow spills outside, not into the building — that is one of the Deemed-to-Satisfy overflow methods in Appendix F.

Photo 11573 — Side, two-level eaves and damaged barge (your “side”)



This photo is why we refuse to pretend this is only a gutter colour change. The upper barge / outrigger timber is peeling to bare timber and the paint system has failed in sheets. The lower eaves gutter sits under a tile course that is uneven, with a gap at the junction where the upper roof dies into the lower roof. Ivy is already in the work zone. There are two gutter lines in this frame — an upper return and a long lower eaves gutter — both in scope because both are in the photo.

If we only clip a new gutter onto rotten or saturated fascia, the brackets will pull, the fall will flatten, and the leak will be “the new gutters”. That is the exact conversation every client has six months later: “I thought you quoted to fix it.” Option 1 notes the risk and excludes fascia replacement. Option 3 prices the rotten barge and fascia we can already see, so you are not surprised later. We will not open the whole roof; we will replace only the failed timber needed to hang the new gutter to standard (brackets at max 1.2 m centres, fall toward outlets, expansion provision on long runs — SA HB 39 / AS/NZS 3500.3).

Photo 11574 — Long side brick elevation to chimney (your “side”)



This is the long continuous eaves gutter along the red-brick side, past several white PVC downpipes, a flue and the chimney. The run is long enough that expansion joints and correct fall matter. I count multiple downpipe connections on this elevation alone. None of them show a rainhead. For eaves gutters (these are eaves gutters, not box gutters) a rainhead is not automatically mandatory the way it is for a box gutter. What is mandatory from 20 October 2025 is a designed overflow measure for a 1% AEP event with all downpipes assumed blocked (AS/NZS 3500.3:2025 cl. 3.5.3 and Appendix F).

So the honest answer to your question — “do we need to install a rainhead where the downpipes and gutter connect?” — is: not on every outlet as a legal minimum for an eaves gutter, but we should install overflow devices (and rainheads at the worst outlets, especially the garage corner in 11571) because your photos already prove the existing pipes block and the water has been entering the building line. Option 2 and Option 3 put those devices in. Option 1 does not, and we say so in writing so there is no argument later.

Measured scope from the photographs

Until we put a tape on the fascia we work from photogrammetry and typical bungalow proportions. We have allowed the following supply lengths. Final invoice is the measured length on the day, plus or minus, at the same unit rates. We will not silently enlarge the job.

Item	Allowance
Front garage eaves + left return (11571 / 11572)	11.0 LM
Side lower eaves + upper return (11573 / 11574)	23.0 LM
Total gutter to supply (incl. 10% waste / laps)	38.0 LM COLORBOND® Quad 115 mm, Dover White™
Corners, stop ends, outlets	8 ends / angles, 6 pops
Existing downpipes	Retain unless Option 3 — tops remade at new outlets

Laws and rules this quote is written against

Roof stormwater work in Victoria is plumbing work. It is not “handyman guttering”. The following instruments apply to every option except the dye-test diagnostic.

Building Act 1993 (Vic) and Plumbing Regulations 2018 — roof (stormwater) plumbing is a regulated class. Only a licensed plumber can issue the Compliance Certificate.

Plumbing Code of Australia (NCC Volume Three) Vic Part E3 — roof drainage must safeguard people from loss of amenity caused by a failed roof drainage system.

AS/NZS 3500.3:2025 Plumbing and drainage Part 3: Stormwater drainage — mandatory for work commenced on or after 20 October 2025. Appendix F is now normative (mandatory), not guidance. Eaves gutter overflow must be designed for at least a 1% AEP event with all downpipes assumed fully blocked.

SA HB 39 Installation code for metal roofing and cladding — bracket spacing, falls, expansion, compatible metals, sealants.

BPC practice notes RP-01 (regulatory framework), RP-03 (eaves gutters) — eaves gutters must be supported for a full-of-water load, brackets at stop ends and at not more than 1.2 m centres, and must not exceed 20 m without expansion provision.

Compliance Certificate — required because the value of Options 1–3 exceeds $750 (materials + labour + GST). We issue it within five days of completion. Doing this work without a certificate is an offence and can mean fines, licence action and, in serious cases, prosecution.

Guide to Standards and Tolerances 2026 (BPC) — used if anyone later disputes workmanship.

Rainheads — the direct answer

Box gutters must discharge to a sump or a rainhead. Your photographed gutters are eaves gutters hanging off the fascia. For eaves gutters the 2025 standard requires overflow measures (slotted front, rear gap with spacers, front bead set below the fascia, dedicated overflow weirs, or a calculated equivalent). A rainhead at every downpipe is a strong upgrade, not an automatic legal minimum on an eaves gutter. Because photo 11571 already shows a blocked, overgrown gutter and a crude pipe crossing the sole, we recommend rainheads or high-capacity overflow weirs at the garage corner and at the two heaviest side outlets. That is priced in Option 2 and Option 3. It is excluded from Option 1 on purpose so you can see the extra cost of doing it properly.

Fascia ventilation — is the new BPC / NCC rule required on this job?

NCC condensation management requires roof-space ventilation at the eaves in Climate Zone 6 (Melbourne) for new work and certain alterations — typically openings at the eaves and at high level. Replacing an existing eaves gutter on an existing fascia, without rebuilding the roof space or installing a new ceiling, does not by itself trigger a legal duty to cut fascia vents into this house. We have not put fascia vents into any option as a mandatory item. If we open a section of fascia under Option 3 and find a sealed unventilated roof space contributing to the rot in photo 11573, we will stop and give you a separate price for proprietary fascia vents rather than invent the work inside this quote. That is the honest position.

Planning / heritage / permits

Malvern East has a patchwork of Heritage Overlays. [redacted] is not on the [redacted] Commercial Precinct list (HO789 is [redacted] We still recommend you (or we) check VicPlan before we start. Like-for-like repair and routine maintenance that does not change the appearance of a heritage place generally does not need a planning permit. Changing old painted gutter to COLORBOND® Dover White™ on the same quad profile is routinely treated as repair. If an overlay with paint controls applies, we will pause for a permit rather than risk a council order. No building permit is expected for gutter replacement of this scale.

No road-occupation permit is allowed in this price; if a council asset (nature strip / stand) is required we will price it separately.

Legal precedent that helps you

Victorian domestic building and plumbing disputes repeatedly turn on one point: the contract must say what is in and what is out, because “I thought the leak was included” is how owners and contractors end up at VCAT. The BPC and the Guide to Standards and Tolerances treat undocumented extra work as a dispute factory. That is why every option below has its own inclusions, its own exclusions, and its own price. It is also why we will not give a verbal “she’ll be right” on overflow. If a future insurer asks whether the gutter was designed for a blocked-downpipe event, this document is the answer.

How the prices were built

Labour is charged at $160 + GST per hour per person on site. A two-person licensed crew is used because one person cannot safely strip and hang 34 metres of gutter, keep fall, and work around ivy and a live tile roof. Material unit rates start from current Victorian trade medians (Colorbond quad, brackets, pops, angles) plus 25% as instructed, plus a metro delivery allowance of $185 + GST. We do not use the cheapest unbranded steel. We use genuine COLORBOND® so BlueScope’s product warranty can be registered in your name.

OPTION 1 — Essential Colorbond replacement (short-term)

Stand-alone scope. You do not need to read any other option to understand this one.

Price: $4,850 + GST ($5,335 including GST)

Deposit to secure materials and crew: $1,455 + GST (30%)

Duration: 1 day on site • 2 licensed people • about 16 labour hours

Who this option is for

This is the honest minimum. You get the old photographed gutters off and new COLORBOND® Quad 115 mm in Dover White™ on. The house will look cleaner from the street and the garage planter-box gutter in photo 11571 will be gone. This option does not redesign overflow to the 2025 standard beyond using a factory-slotted gutter and setting a sensible fall. If you want "just change the gutters like the last guy would," this is that quote — written down, with the risks left on the page instead of hidden.

What the client wanted, and what we agreed this option delivers

You asked to remove the old gutter and put new Colorbond, probably Dover White, only on the gutters in the photos. Option 1 does exactly that. It does not repair the peeling barge in photo 11573. It does not add rainheads. It does not mesh the gutters against the next lot of leaves and ivy.

Why this is not our recommended long-term solution

AS/NZS 3500.3:2025 Appendix F is mandatory. A slotted gutter helps, but photo 11571 shows a catchment that already overwhelms the outlet. Photo 11572 shows an upper roof dumping onto this lower roof. Photo 11573 shows timber that is already losing its paint system from moisture. Option 1 accepts those facts and still replaces the steel only. That is a valid choice if budget is the only driver this year. It is not the choice that protects the white gable you already paid to keep looking good.

Step-by-step procedure — Option 1

1. Confirm VicPlan overlay status with you before steel is ordered. Order genuine COLORBOND® Quad 115 mm, Dover White™, factory slotted, cut to length.

2. Protect the black garage door, the Mitsubishi outdoor unit, paths and garden with drop sheets. Cut back only the ivy that is in the immediate bracket line (not a garden redesign).

3. Photograph the existing falls and outlet positions. Remove the old gutter on the photographed front and side runs only. Bag and remove old steel from site.

4. Inspect exposed fascia. If a short section is too rotten to take a screw, we will stop and give you a written variation before we hang new steel. We will not hide rotten timber behind a new gutter.

5. Install new external and internal brackets at stop ends and at maximum 1.2 m centres. Set fall to the existing downpipe locations. Fit stop ends, angles and new pops into the existing PVC downpipes.

6. Hang COLORBOND® gutter, silicone compatible laps, check overflow spills away from the building at the garage corner. Hose-test each run.

7. Clean down. Issue BPC Compliance Certificate for the work as installed, plus photos of the finished runs and a material list.

Materials — Option 1

COLORBOND® Quad 115 mm slotted gutter, Dover White™, 38 LM supplied (34 LM installed + waste). Brackets, stop ends, internal/external angles, 6 pops, Class 4 screws, neutral-cure silicone compatible with COLORBOND® . Metro delivery $185 allowed. Material cost in this option is trade median plus 25%.

Labour — Option 1

2 people × 8 hours × $160 + GST per hour = $2,560 + GST. Remaining sum covers materials, delivery, waste, compliance administration and a contingency window because nothing on a 1920s bungalow comes off as drawn.

Inclusions — Option 1

- Supply and install COLORBOND® Quad gutter in Dover White™ to the photographed front and side runs only.
- Remove and dispose of the existing gutter on those runs.
- New pops into the existing downpipes at current locations.
- Hose test on completion.
- BPC Compliance Certificate.
- Workmanship warranty on the hanging and joining of the new gutter (see guarantees).
- BlueScope product warranty registration assistance for the steel we supply.

Exclusions — Option 1 (read these; this is the important list)

- Any gutter not visible in photos 11571, 11572, 11573 and 11574 (street elevation, rear, neighbours' side, box gutters, valleys).
- Rainheads, overflow weirs beyond factory slotting, and a full Appendix F overflow calculation for stacked catchments.
- Replacement of fascia, barge boards, outriggers, eaves lining or the peeling timber in photo 11573.
- Replacement of downpipes, stormwater drains, or underground pipes.
- Gutter guard / leaf mesh.
- Tile repairs, rebedding, re-pointing, valley iron, flashings, sarking, or the mossy terracotta field.
- Painting of any remaining timber or render.
- Ivy removal beyond the immediate work strip.
- Scaffold hire if a later inspection finds a section that cannot be done from ladders / podium. Single-storey eaves in the photos are allowed from ladders.
- Planning permit fees if an unexpected Heritage Overlay paint control applies.
- Making good of render or brick that has already been damaged by years of overflow.
- Any guarantee that the house will not leak from the roof tiles, barge, or valley after this gutter-only swap.

Risks if you choose Option 1

The next serious storm can still overtop the garage corner because the catchment includes the upper roof. The peeling barge will keep peeling. A future plumber or insurer can say the overflow was not designed to 2025 Appendix F. We will still issue a Compliance Certificate for the work we actually do. We will not certify a full overflow design we did not perform.

How other companies cut this option vs HolyMess

A one-man team will often quote a cheap per-metre rate, hang unslotted gutter hard up under the tile edge, reuse rusty internal brackets, and leave. No certificate, no overflow design, no photos for insurance. When

the grass grows back they are a new ABN. We still do the short-term job if that is what you sign — but we write the limits down, we use genuine COLORBOND®, and we stay contactable on 0426 204 244.

OPTION 2 — 2025-compliant overflow system (recommended)

Stand-alone scope. You do not need to read any other option to understand this one.

Price: $6,980 + GST ($7,678 including GST)

Deposit to secure materials and crew: $2,094 + GST (30%)

Duration: 1 to 1½ days on site • 2 licensed people • about 20–24 labour hours

Who this option is for

This is the option that matches the law as it stands in Victoria in 2026 and matches what your photos already prove. You still get COLORBOND® Dover White™ on every photographed run. On top of that we design and install overflow so that when the garage corner blocks again — and with the trees and ivy around this house, it will — the water leaves the gutter to the outside, not into the white gable and not into the wall cavity.

What the client wanted, and what we agreed this option delivers

You wanted the old gutters out and Colorbond Dover White in, and you asked specifically whether rainheads are required at the downpipe connections to be compliant. Option 2 is the answer to that question in full. We install a compliant eaves-gutter overflow system under AS/NZS 3500.3:2025 cl. 3.5 and Appendix F, and we fit rainheads / high-capacity overflow weirs at the three highest-risk outlets (garage corner from photo 11571, plus two heaviest side outlets from photo 11574).

The unique product — why this cannot be compared to a $40-a-metre flyer

Anyone can sell a length of white steel. What they cannot sell without doing the work is a written overflow design that assumes every downpipe is blocked, includes the upper-roof catchment that photo 11572 shows dumping onto the garage, sets the front bead below the fascia, and puts a rainhead where your own photo already shows a pipe lying in the gutter. That package is what insurance, the BPC and a future buyer of [redacted] can read. That is the product.

Laws that justify this option

AS/NZS 3500.3:2025 Appendix F is mandatory for Deemed-to-Satisfy eaves gutter overflow on catchments up to 400 m². Design inflow Q* is calculated with all downpipes blocked and a 1% AEP. Continuous overflow methods we will use on this house are a combination of factory-slotted front, front-bead freeboard below the fascia, and dedicated rainheads/weirs at selected outlets so surcharge cannot run behind the gutter into the building. PCA Vic Part E3 is satisfied by following the standard. A BPC Compliance Certificate records that pathway.

Step-by-step procedure — Option 2

1. On-site measure of each photographed run, outlet invert, fascia depth and the upper-to-lower roof dump point visible in photo 11572. Sketch the catchment and choose the Appendix F overflow method for each run.

2. Order COLORBOND® Quad 115 mm slotted, Dover White™, plus three COLORBOND® rainheads / overflow weirs, new pops, brackets and compatible sealant. Allow delivery.

3. Protect door, AC unit, paths. Cut ivy only where it stops us fixing brackets. Remove existing gutter on photographed runs.

4. Check fascia. Minor packers and local timber repairs up to 1.5 LM of fascia (not the full barge rebuild) are included so brackets bite sound timber. Anything beyond that is a variation.

5. Set bracket line so the front bead sits below the top of fascia (Appendix F freeboard). Brackets at stop ends and ≤ 1.2 m centres. Expansion provision on the long side run in photo 11574.

6. Install rainhead / overflow weir at the garage corner (photo 11571) and at two side outlets. Rainhead overflow weir discharges to atmosphere, clear of the neighbour and the public path, in front of the gutter sole — not a drilled hole pretending to be a rainhead.

7. Hang gutter, connect pops, silicone laps, fit stop ends and angles. Confirm water from the upper roof in photo 11572 can reach an outlet without ponding.

8. Hose-test with outlets temporarily restricted to prove overflow spills outside the building line. Photograph the test for your records and for insurance.

9. Clean down. Issue BPC Compliance Certificate. Register BlueScope warranty. Leave a one-page owner care note (keep the garage corner clear of soil and ivy).

Materials — Option 2

COLORBOND® Quad 115 mm slotted Dover White™ × 38 LM supplied. Full bracket set. 8 ends/angles. 6 new pops. 3 rainheads or high-capacity overflow weirs in matching COLORBOND®. Sealant, Class 4 fasteners. Delivery $185. All material rates are Victorian trade medians plus 25%.

Labour — Option 2

2 people × 10 to 12 hours × $160 + GST per hour (about $3,200–$3,840 + GST). The balance of the price is materials, delivery, design time, compliance administration and the 33% real-world contingency the work always needs once a 100-year-old fascia is opened.

Inclusions — Option 2

- Everything required to replace the photographed gutters in COLORBOND® Dover White™.
- Appendix F overflow design for the photographed catchments, including the upper-roof dump onto the garage.
- Three rainheads / overflow weirs at the highest-risk outlets.
- Up to 1.5 LM of local fascia packing or splice so brackets are not screwed into punk timber.
- Hose test with restricted outlets to prove overflow path.
- BPC Compliance Certificate.
- BlueScope product warranty registration in your name.
- Photo and short video pack attached to the invoice so a partner or insurer can see the finished work.
- Lifetime workmanship warranty on our hanging and joining, subject to the exclusions below.

Exclusions — Option 2

- Any gutter not in photos 11571–11574.
- Full replacement of the peeling barge and outrigger in photo 11573 (that is Option 3).
- Gutter guard / mesh (Option 3).
- New downpipe runs to the ground or any underground stormwater work.
- Tile, valley, flashing or roof-leak repairs.
- Painting of timber or render.
- Fascia ventilation slots (not legally triggered by this gutter replacement).
- Heritage planning permit fees if unexpectedly required.

Scaffold if a hidden two-storey pocket appears. The photographed work is single-storey eaves plus a reachable upper return.

A promise that terracotta tiles, moss and the upper barge will stop leaking just because the gutter is new.

Risks and mitigations — Option 2

Risk: hidden rotten fascia longer than 1.5 LM. Mitigation: we stop, show you the timber, and price the extra metre before we continue. Risk: ivy grows back into the new rainhead. Mitigation: owner care note and the option to add mesh later. Risk: the roof tiles themselves leak. Mitigation: this option does not claim to fix the field of tiles; dye testing (Option 4) is available if you want that proven first.

How other companies cut this option vs HolyMess

Most “compliant” quotes drill a 50 mm hole in the stop end and call it overflow. That is not an Appendix F method and it is not a rainhead. Box-gutter rainhead rules (full-width weir 25 mm below the sole, open above the weir, no Ned Kelly slots) get misapplied or ignored. We will either build a proper weir / rainhead or we will write down which Appendix F continuous method we used. That is the difference you are paying for.

Interest-free payment: if you want to approve this on the spot, Certegy can be run the same day (typically under 40 minutes). Ask us to start that while we are still on site.

OPTION 3 — Long-term system: gutters + sound fascia + guard

Stand-alone scope. You do not need to read any other option to understand this one.

Price: $11,240 + GST ($12,364 including GST)

Deposit to secure materials and crew: $3,372 + GST (30%)

Duration: 2 days on site • 2 licensed people • about 28–32 labour hours

Who this option is for

This is the sustainable option. Photo 11573 already shows the barge paint system failed to bare timber. Photo 11571 already shows the gutter used as a garden bed. If we hang $2,000 of new COLORBOND® off dying timber and leave the ivy and leaf load exactly as it is, we will be back arguing about warranty in two winters. Option 3 spends the extra money now so the new gutter has something sound to screw into, and so the next ten autumns do not refill the sole with soil.

What the client wanted, and what we agreed this option delivers

Same photographed runs, same COLORBOND® Dover White™, same 2025 overflow design and rainheads as a proper job requires — plus we replace the failed fascia / barge sections that are in the photographed work zone, we mesh the tree-affected runs, and we remake the top of the downpipes so the new rainheads sit on straight, legal outlets. This is the option a future buyer, a future insurer and you in 2031 will thank you for.

Laws that justify this option

AS/NZS 3500.3:2025 and HB 39 require the gutter support system to carry a gutter full of water. Screwing new steel into the timber shown in photo 11573 does not meet that. The Guide to Standards and Tolerances 2026 treats failed substrate left behind new work as defective workmanship. PCA Vic Part E3 is about loss of amenity from a failed roof drainage system — amenity includes the stained render and the rotting barge your photos already show. Doing the substrate now is compliance, not upselling.

Step-by-step procedure — Option 3

1. Same measure and Appendix F design as a full compliant replacement, plus a marked-up photo of every fascia / barge bay we intend to replace (expected 8–10 LM from photos 11573 and 11571, confirmed on the day).

2. Order COLORBOND® gutter, rainheads, mesh, primed fascia / barge timber (or COLORBOND® fascia cover where we can keep original shape), downpipe tops, fasteners. Delivery allowed.

3. Protect the property. Cut and bag ivy in the work strip only.

4. Strip old gutter. Cut out failed fascia and barge in the marked bays. Treat remaining sound timber. Fix new primed timber or COLORBOND® cover to a true line so the new gutter has a straight, solid back.

5. Install brackets ≤ 1.2 m, expansion on the long side, front bead below fascia, three rainheads / weirs at high-risk outlets, new downpipe tops into existing PVC below.

6. Hang COLORBOND® Dover White™ Quad slotted gutter to all photographed runs.

7. Fit quality gutter guard / mesh to the garage run and the long side run (the two runs that collect tree and ivy debris in the photos).

8. Hose-test with restricted outlets. Photograph before, during and after, plus a short walk-around video for your records and for insurance.

9. Prime any new timber left visible. We do not paint the whole house. Clean down, remove waste, issue BPC Compliance Certificate, register BlueScope warranty.

Materials — Option 3

COLORBOND® Quad 115 mm slotted Dover White™ × 38 LM. Full brackets, ends, angles, 6 pops, 3 rainheads/weirs. Gutter guard to 28 LM. Primed fascia / barge timber or COLORBOND® fascia cover to approximately 10 LM. Downpipe top sections. Fasteners, sealant, primer. Delivery $185. All materials at Victorian trade median plus 25%.

Labour — Option 3

2 people × 14 to 16 hours × $160 + GST per hour (about $4,480–$5,120 + GST). Balance is materials, waste, design, compliance and contingency. Fascia work always hides a second rotten bay. The price already assumes that.

Inclusions — Option 3

- COLORBOND® Dover White™ gutter to all photographed runs.
- Appendix F overflow design and three rainheads / weirs.
- Replacement of failed fascia / barge in the photographed work zone, allowed at 10 LM.
- Gutter guard on garage and long side runs.
- New downpipe tops to suit rainheads, joining back into existing PVC.
- Hose test, photo/video pack, BPC Compliance Certificate, BlueScope registration.
- Lifetime workmanship warranty on hanging, joining, fascia splices we install, and rainhead installation.

Exclusions — Option 3

- Gutter runs not in photos 11571–11574.
- Full house painting, full eaves lining replacement, or decorative gable carpentry beyond the failed bays needed to hang the gutter.
- Tile field, ridges, valleys, flashings, sarking.
- Underground stormwater, pits, or council connections.
- Whole-of-house ivy eradication or landscaping.
- Fascia ventilation system (not triggered; quoted separately if we find a sealed roof space).
- Heritage permit fees if unexpectedly required.
- Replacement of the black garage door, render piers, or the air-conditioner.
- Any interior plaster or mould work from historic leaks.

Risks and mitigations — Option 3

Risk: more than 10 LM of fascia is rotten once stripped. Mitigation: we photograph the extra bays and price per extra LM at $185 + GST supply and fix before we continue. Risk: colour of new timber primer is not final paint. Mitigation: we leave it ready for your painter; we do not pretend a primer coat is a finish coat. Risk: mesh reduces flow if it is the wrong product. Mitigation: we use a product that still allows the Appendix F overflow path we designed.

How other companies cut this option vs HolyMess

The usual trick is to sell “new gutters and mesh” and leave the rotten barge in place because it is slow, dirty work. Six months later the bracket line waves and the mesh sits in a sag. We price the timber because photo

11573 already told on it. Another trick is a cheap plastic mesh that holds water against COLORBOND® and voids the BlueScope warranty. We will not fit a product that kills the steel warranty we just registered for you.

OPTION 4 — Comprehensive Forensic Dye Testing (Full System)

Stand-alone scope. You do not need to read any other option to understand this one.

Price: $980 + GST ($1,078 including GST)

Deposit: not required for this diagnostic • payable on the day or on invoice

Duration: 1 full day on site • 1 to 2 people working at any given time • about 10–16 labour hours

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

Chris, I've been doing this for quite a while now and I've seen it happen quite a few times. Someone looks at photos like yours — grass in the gutter, peeling barge, stained render — and a roofer says "easy, new gutters." They patch a few spots, you pay the money, then a few months later when the next big rain comes the water's back again. Not because the new gutter was useless, but because the water was also coming from a cracked tile bed, a failed barge roll, or a valley you cannot see from the ground. You then get the line every plumber in Melbourne hears: "I thought you quoted to fix the leak."

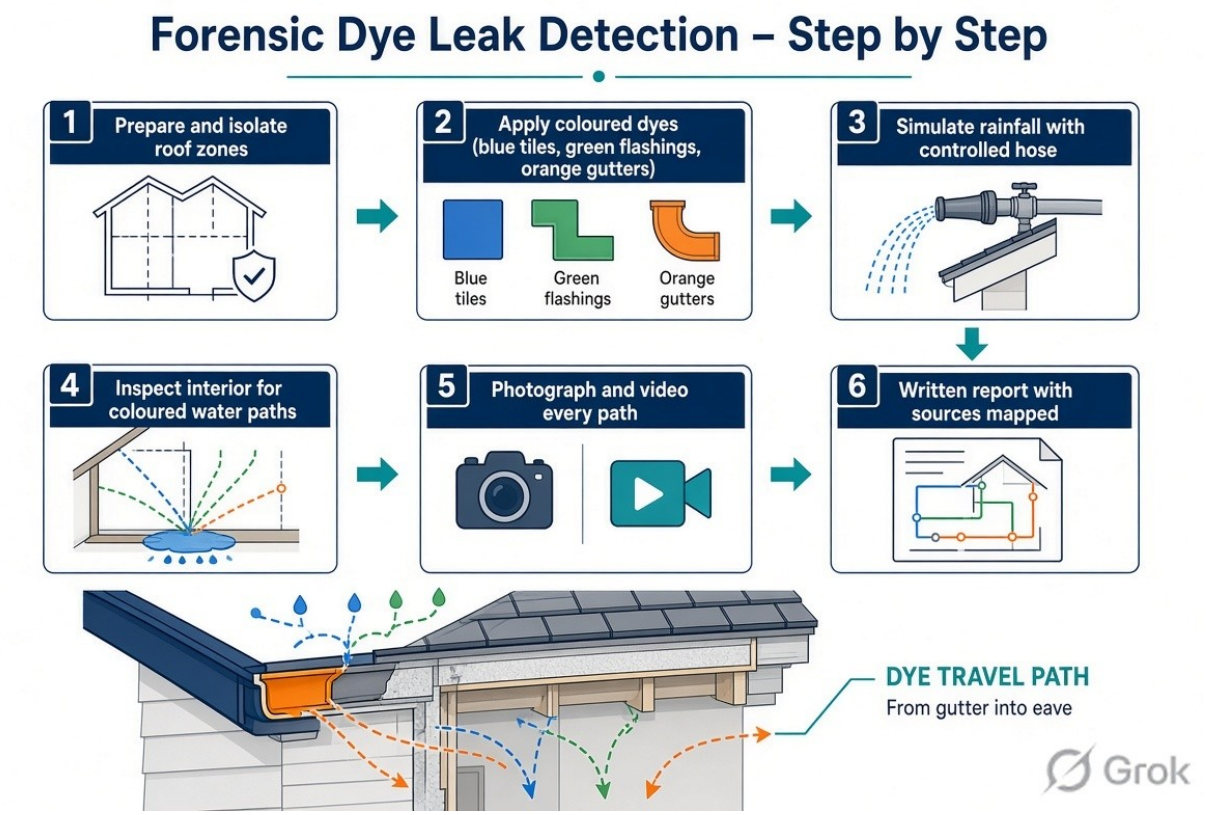
Dye testing is how we stop guessing. We put different coloured dyes on different parts of the roof — blue on the tiles, green on the flashings, orange near the gutters — then we run water like real rain. We go inside the eaves and the rooms and we follow the coloured streaks. Even a hairline crack you would never see from the driveway shows up as a colour. If we just guess on this house there is a real chance we miss the actual source and it comes back. The dye is just like normal clothes dye. It is safe, it does not damage tiles or paint, and it disappears after a few days.

We take full responsibility as licensed roofers. You get clear photos and videos. For most jobs this sits between six and nine hundred dollars; this house, with two elevations, an upper-to-lower dump point and ivy in the way, is $980 + GST — still under the thirteen hundred we see on complicated roofs. Almost everyone who does it says it was worth every cent because they finally have peace of mind. And once the dye test is completed you get a full report and you are not stuck with us. You can take that report and get as many quotes as you like for the best value and the highest quality of work.

Dye testing is evidence-based decision making

On this property dye testing is relevant because photo 11571 shows chronic overflow, photo 11573 shows moisture-driven paint failure on the barge, and photo 11572 shows a change of roof level that commonly hides a leak that has nothing to do with the gutter sole. If the dye comes back orange from the gutter line, Option 2 or 3 is the right spend. If it comes back blue from the tile field, buying gutters alone will not save the gable. That is the point of the test.

Step-by-step procedure — Option 4



1. Walk the photographed elevations with you. Agree which interior rooms and which eaves pockets we are allowed to open or view. Isolate the test zones so colours do not cross-contaminate.

2. Apply coloured dyes to separated building elements: blue on the terracotta field above each photographed gutter, green on flashings and barge junctions (including the failed barge in photo 11573), orange along gutter soles, pops and the crude pipe crossing in photo 11571.

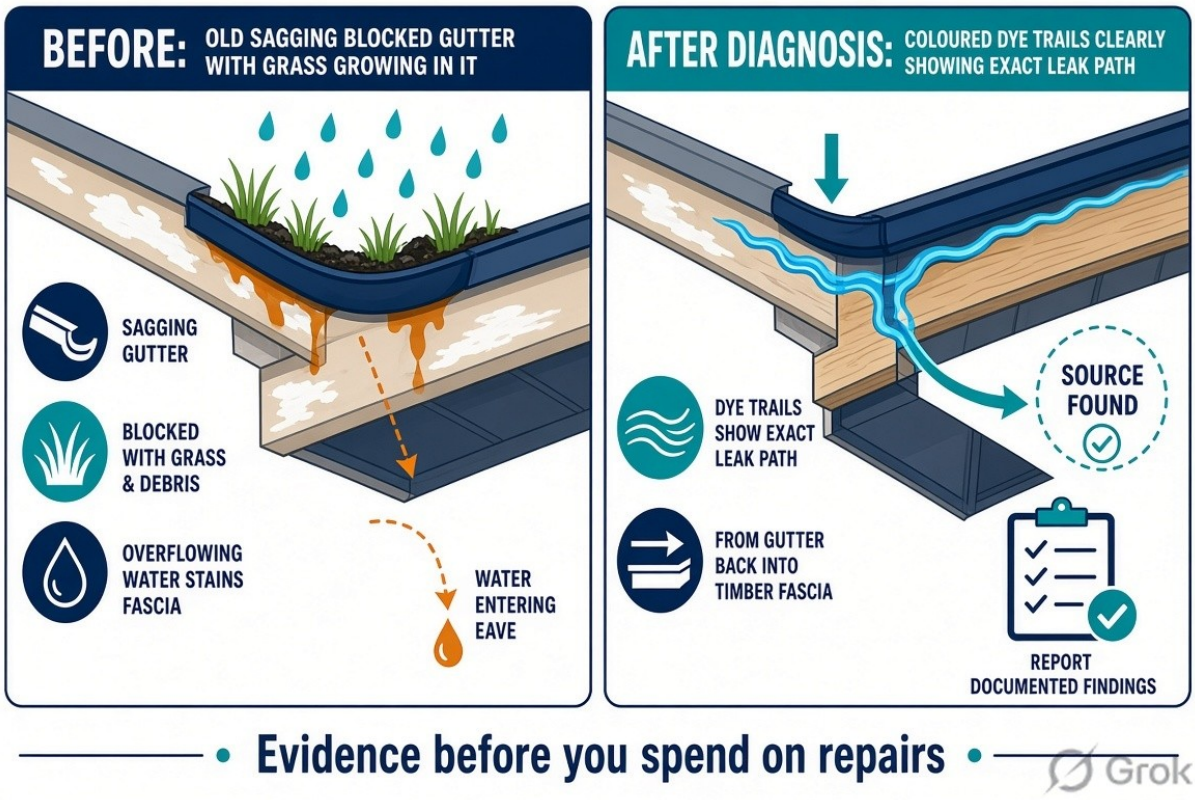
3. Simulate rainfall with a controlled hose in timed passes, starting at the upper roof that dumps onto the garage (photo 11572) and then the long side (photo 11574). We do not flood the house. We copy a real Melbourne storm.

4. Inspect the interior face of the eaves, any accessible ceiling space, and the stained render line. Follow every coloured streak to its exit point. Record the time it takes for colour to appear — that tells us whether it is a surface overflow or a slow soak.

5. Photograph and video every path, wet and with scale. Mark the exterior source on the photos so a later tradesperson cannot pretend they “couldn’t see it.”

6. Write the diagnostic report the same day or next morning. The report maps each colour to each source, lists recommended repairs in priority order, and states what we did not test (for example underground stormwater).

What the outcome looks like



You end the day with a mapped set of sources, not a guess. You can then choose Option 1, 2 or 3 — or take our report to any other licensed roofer. The report is the product.

Inclusions — Option 4

- Full-system dye test of the photographed front and side roof/gutter junctions.
- Coloured dyes, hose time, 1–2 licensed people, photos and video.
- Written diagnostic report with sources mapped and a recommended repair order.
- Professional Indemnity cover on the assessment (see terms below).

Exclusions — Option 4

- Any repair work. This option does not replace a single metre of gutter.
- Thermal imaging as a separate packaged service (can be added if the dye is inconclusive inside a closed cavity).
- Destructive stripping of tiles or full ceiling removal. We only open what you authorise.
- Underground drain CCTV.
- A guarantee that a future storm will never create a brand-new leak from brand-new damage.

Risks and mitigations — Option 4

Risk: dye stains a porous render for a few days. Mitigation: we use wash-out clothing dye and rinse; it fades. Risk: we cannot see inside a sealed eaves without a small inspection hole. Mitigation: we ask before we cut. Risk: a leak only happens in a 1-in-20-year wind-driven rain. Mitigation: the report states the weather we simulated so nobody pretends it was a 1-in-100 test if it was not.

How other companies cut corners vs HolyMess

A lot of “inspections” are a bloke on a ladder with a torch and a quote for the most expensive thing he can see. No colours, no interior follow-through, no report you can hand to another contractor. We do the colours,

we film the paths, and we let you walk away with the evidence. That is why this option exists as a first step rather than a hard sell into Option 3.

Insurance section

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

[redacted]

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.

Next steps and how to choose

We want a hell yes or a hell no — not a quote sitting in a drawer while three other vans measure the same fascia. I go from one roof to the next; once this quote lapses we have to re-price steel and re-think the overflow. If you want to decide today: pick an option, pay the deposit, we order Dover White™.

If money is the issue this month

Certegy interest-free can be approved on the spot, usually inside 40 minutes. Certegy backs more than two billion in loans. They only keep backing a contractor who does the work on the quote — which is another reason we write the exclusions down.

If you want a second opinion while we are there

We will put a senior estimator on speaker from the office and walk the photos with you live. That is how we stop the "I need three quotes" loop without rushing you.

Recommended path for [redacted]

If you already accept the gutters are finished, take Option 2. If you can see the barge in photo 11573 and you do not want to pay twice, take Option 3. If you are not sure the water in the gable is coming from the gutter at all, take Option 4 first, then pick 2 or 3 with evidence. Option 1 is only if this year's budget cannot move and you accept the written risks.

Guarantees — Options 1, 2 and 3

Workmanship on the work we install is covered for the life of our involvement with the product we hung, provided the exclusions in that option were respected and no other contractor alters our outlets, falls or mesh.

Genuine COLORBOND® product warranty is BlueScope's, registered in your name. We do the paperwork.

If we supply the steel and a manufacturing defect appears, we manage the claim.

We do not give a "the whole house will never leak" promise. Roofs age. Photo 11573 is already an aged roof. Further work on tiles or barge not in the chosen option is extra work, quoted separately, and we will not be held to a sentence you wanted us to say on the driveway.

If another contractor does further work that ties into our gutter and that work causes a leak, our workmanship warranty on the affected junction ends. That is why we prefer to finish the system ourselves.

BPC Compliance Certificate is issued for the plumbing work described in the option you sign.

Full Guarantee & Terms — Dye testing (Option 4)

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.

Acceptance

To accept, reply to this quote with the option number, or sign below and return a scan to info@holymessrepairs.com.au. A 30% deposit confirms Options 1–3. Option 4 can be booked on a weekday with access to the eaves and an outdoor tap.

Option accepted: 1 / 2 / 3 / 4	Date: _____
Client name: [redacted]	Signature: _____
Phone: [redacted]	Email: [redacted]
HolyMess authorised: Victor C, Compliance Manager	Licence: 32176
I have read the inclusions and exclusions of the option I have circled.	
Prices are plus GST. Quote valid 30 days from 2 September 2026.	

HolyMess Repairs • You'll almost wish for a disastrous mess, just to have us over.

0426 204 244 • info@holymessrepairs.com.au • https://www.holymessrepairs.com.au/