

INDICATIVE ROOFING PROPOSAL

Your Roofing Proposal

A clear, practical roofing estimate and project basis for this property.

30 Major Henry Greens,
Silverdale

Silverdale · Silverdale

INDICATIVE TOTAL

\$31,198.67

Final scope and price are confirmed after inspection, access review, product selection and contractor confirmation.

MEASUREMENT BASIS

Full building proxy

This proposal uses RoofM8 full building measurements as the quote basis: 250.3 m² roof area proxy and 76.11 m perimeter/edge proxy.

FULL BUILDING ROOF
AREA

250 m²

FULL BUILDING
PERIMETER

76 m

QUOTE OPTIONS

1

TYPICAL INSTALL

TBC

Indicative roofing proposal

This proposal includes 1 quote option based on an estimated roof area proxy of 250 m² and an edge/perimeter measurement of 76 m. The first option total is \$31,198.67, with final pricing subject to site inspection, access review, product selection and contractor confirmation.

PROPOSAL TOTAL \$31,198.67	QUOTE BASIS RoofM8	SAFETY/ACCESS REVIEW Required
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RoofM8 Full Building Measurement RoofM8 property/building measurement from the available property geometry. Used as quote context unless onsite project measurements are supplied. Roof area proxy 250.3 m² Perimeter / edge proxy 76.11 m	Onsite Project Measurement No onsite project measurements supplied. Quote basis uses the RoofM8 full building measurement unless otherwise stated. Onsite scope Not supplied
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Property Snapshot Address 30 Major Henry Greens, Silverdale Approx. roof area 250 m² Approx. perimeter 76 m Building ID 199703 Use Unknown	No-surprises note Before work starts, final scope, access requirements, roof condition, substrate, product selection, colour, and site-specific risks should be confirmed.
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What is included in the proposal basis ✓ Confirm roof condition, access, product selection and final scope before work starts. ✓ Allow for standard fixings, flashings, sealants and associated components where stated in the selected scope. ✓ Leave site tidy on completion.	✓ Carry out the roofing, coating, repair, gutter/spouting or access works listed in the selected quote option. ✓ Remove normal trade waste from site where included in the selected option. ✓ Confirm all measurements, hidden conditions and exclusions before final contract acceptance.
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Investment Estimate

Quote options and line-item pricing.

Option 1 - Colorsteel roof replacement and gutter/spouting

Primary option

Included

Pricing status: priced. Final quantities and site conditions must be confirmed before acceptance.

Edge protection / access allowance

\$1,826.63

76 m RoofM8 full building perimeter × \$24.00/m.

excl. GST

Colorsteel roof replacement

\$22,078.64

250 m² RoofM8 full building measurement × \$88.21/m².

excl. GST

Galvanised / Zinalume spouting replacement

\$3,224.01

76 m RoofM8 full building perimeter × \$42.36/m.

excl. GST

Subtotal excl. GST

\$27,129.28

GST

\$4,069.39

Total incl. GST

\$31,198.67

Scope of work

- Allow for required roof-edge safety, safe access and working at heights controls.
- Final access method to be confirmed before work starts.
- Remove existing roofing system and dispose of normal roofing waste.
- Supply and install new Colorsteel long-run roofing system.
- Supply and install roofing underlay.
- Supply and install associated flashings, fixings and sealants.
- Allow for standard roof penetrations where noted or visible.
- Clean site on completion.
- Remove existing spouting where required.
- Supply and install new Colorsteel / metal spouting system.
- Include brackets, intersections, stop ends, joints, outlets and fixings.
- Connect to existing downpipes where suitable.
- Dispose of removed material from site.

Allowance notes

- RoofM8 app rate. Confirm scaffold/access method before final quote.
- Measured by actual surface area. RoofM8 may use roof area proxy until site confirmed.
- Uses perimeter as proxy until measured spouting length is confirmed.
- Final quote is subject to site inspection, access review and contractor confirmation.

Exclusions / to confirm for this option

- Traffic management, road corridor approvals or specialist scaffold design unless specifically included.
- Hidden timber, purlin, framing or substrate repairs unless specifically included.
- Asbestos testing, removal or specialist remediation unless specifically included.
- Electrical, solar, aerial, flue, skylight or HVAC disconnection/reconnection unless specifically included.
- Council consent, engineering or compliance costs if required.
- Additional custom flashings not listed in the scope.
- Rotten, unstable or unsuitable fascia/timber/substrate unless specifically included.
- Painting or making good to cladding, soffits or brickwork unless specifically included.
- Additional flashings unless specifically listed.
- Colour variation between new products and aged existing metal products.
- GST unless specifically stated.
- Additional work not listed in the written scope.

Pricing Basis

This proposal uses RoofM8 full building measurements as the quote basis: 250.3 m² roof area proxy and 76.11 m perimeter/edge proxy.

- Quote options were generated from roofer instructions, property geometry and the RoofM8 service catalog.
- RoofM8 full building measurements are derived from Postgres building/property data.
- Per-metre and per-square-metre quantities are proxy measurements until confirmed on site.
- Any custom quote items, repairs, penetrations, substrate work or access requirements must be confirmed by contractor inspection.
- Final price is subject to access, weather, roof pitch, product selection, substrate condition and hidden damage.
- GST treatment should be confirmed before final acceptance.

General Exclusions / to confirm

- Only the selected written quote option and listed scope items are included.
- Final quantities are subject to site measure, access review and contractor inspection.
- Hidden substrate, purlin, framing, fascia, moisture damage or rotten timber repairs are excluded unless specifically listed.
- Asbestos testing, removal or specialist remediation is excluded unless specifically listed.
- Electrical, solar, aerial, flue, skylight or HVAC disconnection/reconnection is excluded unless specifically listed.
- Council consent, engineering, traffic management, road corridor approvals or specialist scaffold design are excluded unless specifically listed.
- Internal ceiling, insulation, water damage or consequential leak damage is excluded unless specifically listed.
- Additional work not listed in the written scope is excluded.

What to Expect

Client preparation

- Review the indicative proposal and quote options.
- Confirm which option you would like to proceed with.
- Select preferred roofing, coating, gutter/spouting product, colour and any optional scope.
- Confirm access and any known site constraints.
- Book a site inspection or final contractor confirmation where required.

Typical project flow

- Confirm property, access, roof condition and product selection.
- Finalise quote option, accepted scope and exclusions.
- Schedule materials and safety/access setup.
- Complete roof works subject to weather and site conditions.
- Final cleanup and handover.

Important client notes

- ✓ This proposal is indicative and is designed to support early decision-making.
- ✓ Complex roof shape, valleys, penetrations, steep pitch, poor access or hidden damage may affect final pricing.
- ✓ Roof repairs are subject to inspection because leak sources and hidden damage may not be visible before
- ✓ Final price may change after site inspection, access review, product selection and substrate check.
- ✓ Roof painting/recoating is only suitable where the existing roof surface and substrate are sound.
- ✓ RoofM8 uses property data and pricing rules first. AI commentary, when used, is descriptive only.

work starts.

This proposal is indicative and excludes GST unless stated otherwise. Final quote is subject to site inspection, access review, substrate condition, roof complexity, product selection and contractor confirmation.