

COMMERCIAL ROOF REHABILITATION AUDIT STRATEGY

EXECUTIVE TEMPLATE & TURNAROUND ROADMAP (REDACTED SAMPLE)

Prepared For: [Commercial Property Body Corporate / Board of Trustees]	Prepared By: Dean Bussey, Managing Director
Managing Agent: [Property Management Agent / Executive Committee]	Contractor: Bussey Roofs (Pty) Ltd
Property Location: [Cape Town Commercial Estate, Western Cape]	Contact: 076 373 3009 dean@busseyroofs.co.za
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1. Executive Summary & Core Objective

Core Objective: To permanently eliminate systemic water ingress liabilities across a multi-block commercial estate by replacing end-of-life legacy tile roofing with a modern, coastal-grade engineering solution. This strategic turnaround eliminates ongoing patch-repair costs, protects property valuation, and ensures uninterrupted commercial tenant operations.

2. Resident Contracting Familiarity & Track Record

With over 25 years of specialized Western Cape operational experience and 12+ years of direct site familiarity, Bussey Roofs provides turn-key structural protection. Key historical benchmarks include:

- **Proven Site Familiarity:** Serving as resident roofing specialist for over a decade, providing zero operational learning curves.
- **Historical Infrastructure Upgrades:** Completed Park-wide ventilation overhauls, replacing aging Whirlybird roof ventilators across all commercial wings.
- **2023 Box Gutter Overhaul:** Relined central box gutter systems using marine-grade Coastal AZ200 Zinalume steel.
- **2026 Emergency Interventions:** Stripped and reconstructed 7 severely deteriorated unit valleys using AZ200 Colorplus 0.53mm roll-top profiles.

3. Diagnostic Audit Findings & Systemic Liabilities

On-site diagnostic assessments confirm that localized patch repairs are no longer viable due to widespread substructure failures:

- **Harvey Tile Degradation:** Severe weather-shell perforation, warping, and rust-through across all remaining blocks.
- **Fastener Breakdown:** Original mechanical fixing nails are completely oxidized and failing under standard wind-uplift pressures.
- **Waterproofing Failure:** Secondary under-tile membrane has perished, turned brittle, and fractured, allowing active moisture ingress.
- **Timber Substructure Rot:** Extended moisture exposure has caused spreading wet rot and severe softening within original 38mm sub-frame purlins.

4. Specified Engineering & Technical Solution

Bussey Roofs specifies a comprehensive material and structural conversion engineered specifically for Cape Town's marine climate:

Component	Technical Specification & Value Impact
Primary Sheeting	0.53mm Coastal-Grade AZ200 Colorplus Steel Sheeting.
Fixing System	Springlok 700mm Concealed Fix Technology — eliminates thousands of vulnerable screw penetrations.
Sub-frame Realignment	Heavy-duty 50mm x 76mm SABS-approved treated timber purlins anchored into main trusses.
Thermal Barrier	Double-sided Sisalation radiant reflective insulation embedded to reduce tenant HVAC energy costs.
Aesthetics & Weight	Signature Green finish to preserve estate identity while shedding 6.8 metric tonnes of dead-weight stress per block.
Compliance Sign-off	Full City of Cape Town A19 Roof Completion Engineering Certification.

5. Turn-Key Estate Costing Matrix

Turn-Key Rate: R849.00 / m² (Excl. VAT) — Inclusive of material procurement (direct via Youngman Roofing), labor, perimeter crane rigging, high-exposure safety scaffolding, structural timber remediation, OHS files, and A19 engineering certification.

Structure Profile	Story Level	Sloped Area (m²)	Project Valuation (Excl. VAT)
Block A	Single Storey	3,180 m²	R2,699,820.00
Block B	Single Storey	4,600 m²	R3,905,400.00
Block C	Single Storey	3,550 m²	R3,013,950.00
Blocks D, E, F & G	Double Storey (4 Wings)	1,200 m²	R1,018,800.00
Estate Manager's Office	Single Storey	120 m²	R101,880.00

Allowances & Contingencies	Timber & Engineering	—	R521,204.92
MASTER ESTATE VALUATION	Full Portfolio	12,650 m²	R11,261,054.92

6. Strategic Execution Pathways for Trustees

Execution Framework	Strategic Deployment & Fiscal Benefits
Option A: Unified Single-Phase Development	Single-Phase Rollout: Continuous rollout across all blocks. • Maximizes mill-direct wholesale procurement efficiencies with Youngman Roofing. • Locks in steel commodity rates against economic inflation. • Eliminates redundant scaffolding setup/demobilization cycles. • Drawdown Structure: 60% Deposit / 30% Progress / 10% Practical Completion.
Option B: Modular Phased Rollout (24-36 Mos)	Phased Implementation: Spreads capital expenditure building-by-building across rolling financial quarters to match capital reserves and avoid special levies. • Phase 1 (High Risk): Block B & Block C (8,150 m²) — R6,919,350.00 • Phase 2 (Core Industrial): Block A & Office (3,300 m²) — R2,801,700.00 • Phase 3 (Multi-Level Wings): Blocks D, E, F & G (1,200 m²) — R1,018,800.00 • Drawdown Structure: Isolated 70% Deposit / 20% Progress / 10% Retention per block.

7. Action Steps & Contact Details

Next Actions: Table this Master Audit Strategy at the upcoming Body Corporate Committee Meeting, select the preferred execution pathway (Option A or Option B), and finalize the project appointment to lock in mill material rates.

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