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Prepared For:	The Trustees and Portfolio Management of [Commercial Estate Body Corporate]
Prepared By:	Bussey Roofs (Pty) Ltd Commercial & Industrial Specialists
Date:	September 2026

The Strategic Mandate

To secure the structural integrity of the estate while protecting long-term asset value and mitigating commercial tenant disruption.



Objective Forensic Audit

Documenting the systemic failure of the legacy roofing substructure based on recent engineering interventions.



Architectural Upgrade

Proposing a technically superior, thermally efficient system that seamlessly preserves the estate's visual identity.



CapEx Deployment Strategy

Presenting tailored financial models to align essential capital expenditure with the Body Corporate's fiscal runway.

A Unified Roadmap: Phase 0 to Master Completion

Phase 0 (Late 2023 - Complete)

Action: Comprehensive relining of the entire box gutter system and emergency reconstruction of 7 adjoining valleys.

Material Used: Coastal-grade AZ200 Zincalume steel.

Insight: Resolved immediate critical water ingress points, but highlighted advanced degradation of surrounding tile system.

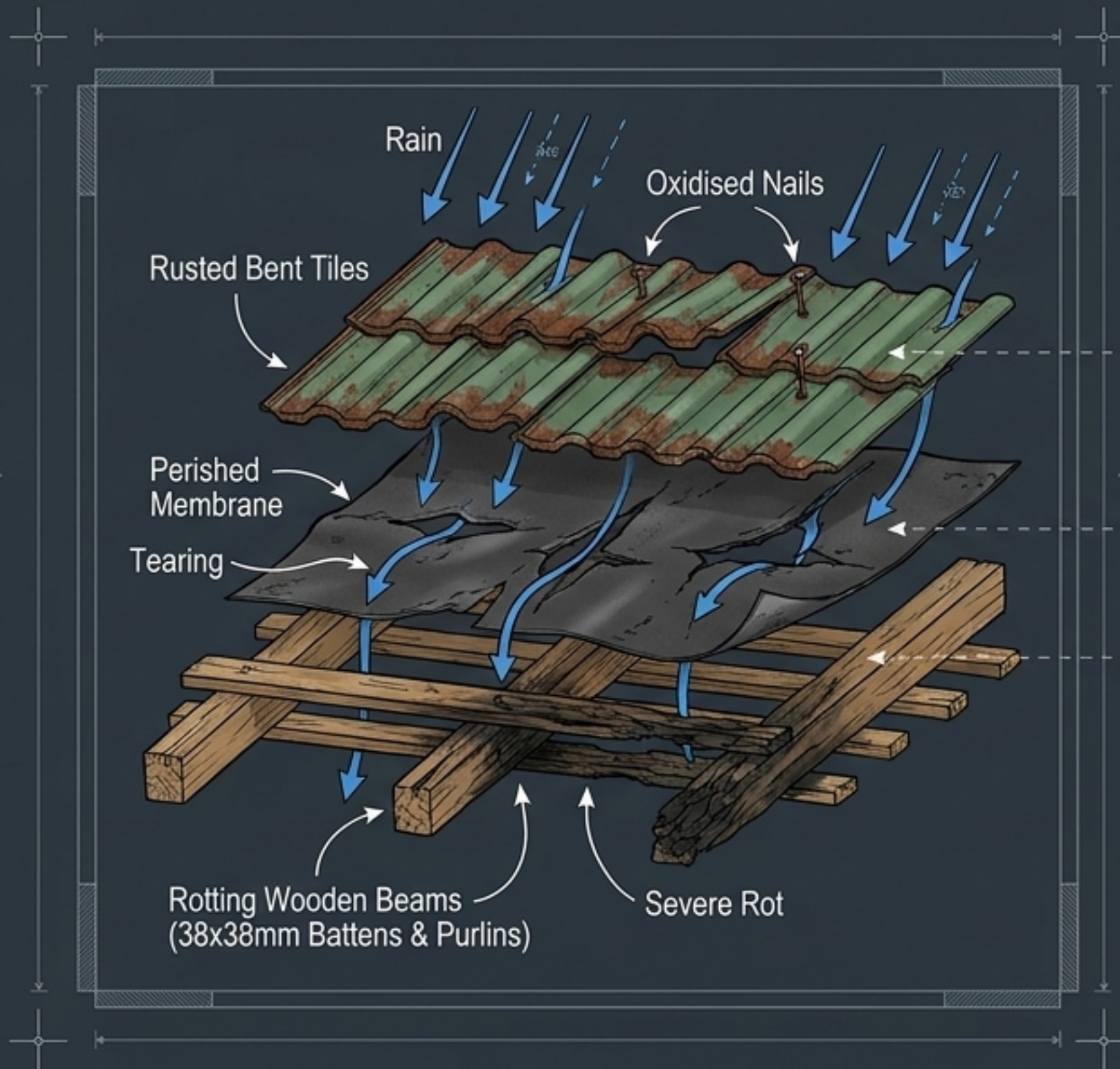
Phase 1 (The Proposal - Present)

Action: The Master Roof Rehabilitation.

Insight: A seamless, integrated completion of the structural roadmap begun in 2023. Transitioning from reactive patching to a sustainable, fixed-cost future.

Structural Continuity: You have already begun the journey.

Diagnostic Audit: The Cascading Failure System



Layer 1: Surface Level (Red Alert)

Issue: Severely warped, bent, and fully rusted green Harvey tiles. Completely oxidised fixing nails.

Impact: Total loss of primary weather defence.

Layer 2: Membrane Level (Orange Alert)

Issue: The underlying waterproofing membrane has perished and become brittle.

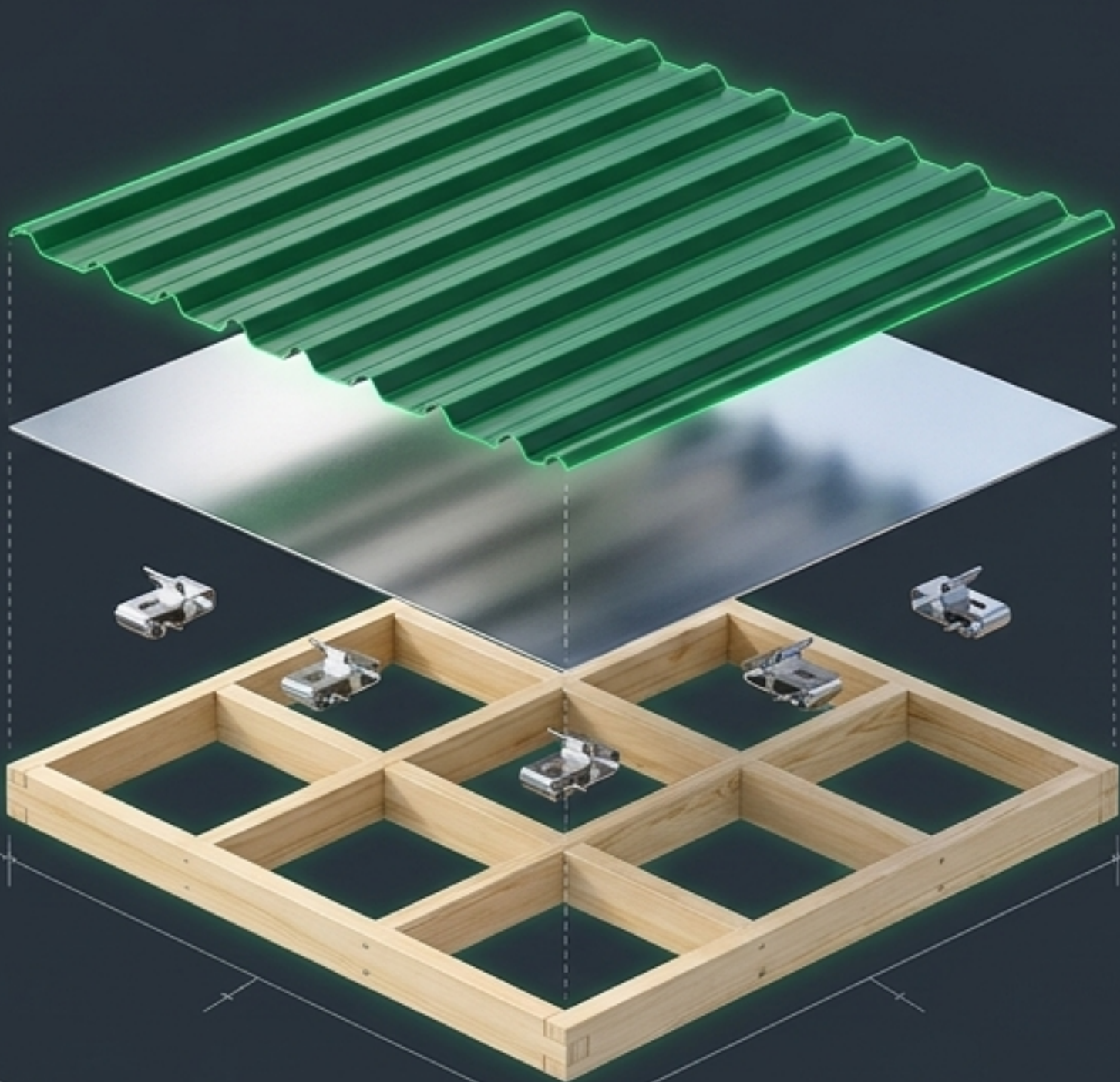
Impact: Secondary water barrier is entirely compromised.

Layer 3: Substructure Level (Critical Alert)

Issue: Prolonged water ingress causing severe rot in 38x38mm battens and critical softening of the underlying timber purlins.

Impact: Active structural degradation requiring immediate remediation to prevent widespread failure.

The Architectural Prescription: AZ200 Springlok System



Layer 1: The Finish

Signature Green Colorplus finish. Preserves the estate's established visual identity while providing superior UV and chalking resistance.

Layer 2: The Core Shield

Coastal-grade AZ200 0.53mm steel sheeting. Engineered specifically to withstand Cape Town's aggressive coastal atmospheric conditions.

Layer 3: The Fastening Tech

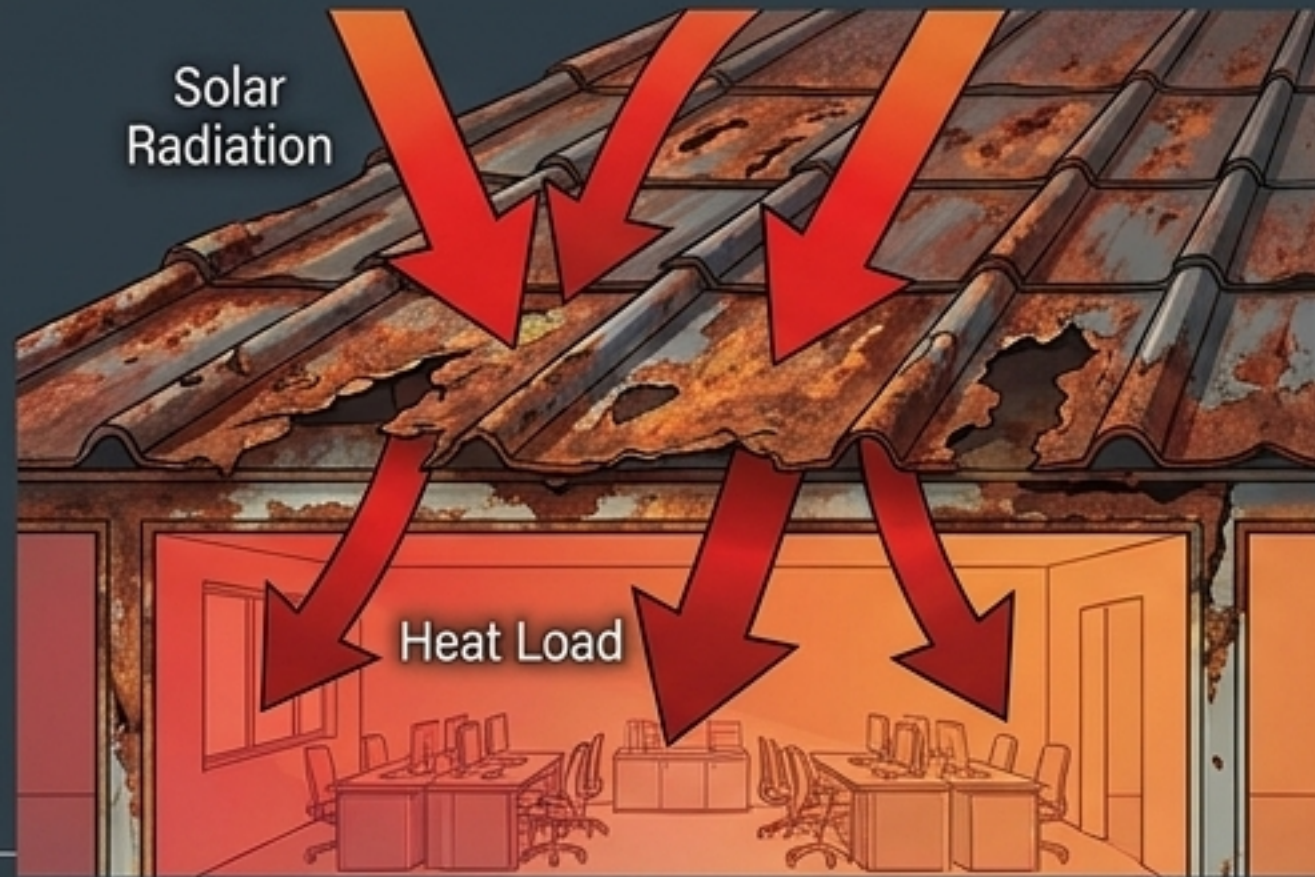
Springlok mechanism. Concealed fixings to eliminate future oxidation risks (no exposed nails to rust).

Layer 4: The Substructure

Fully remediated and treated timber framework (replacing all rotten 38x38mm battens and purlins).

Beyond Waterproofing: The Thermal Efficiency ROI

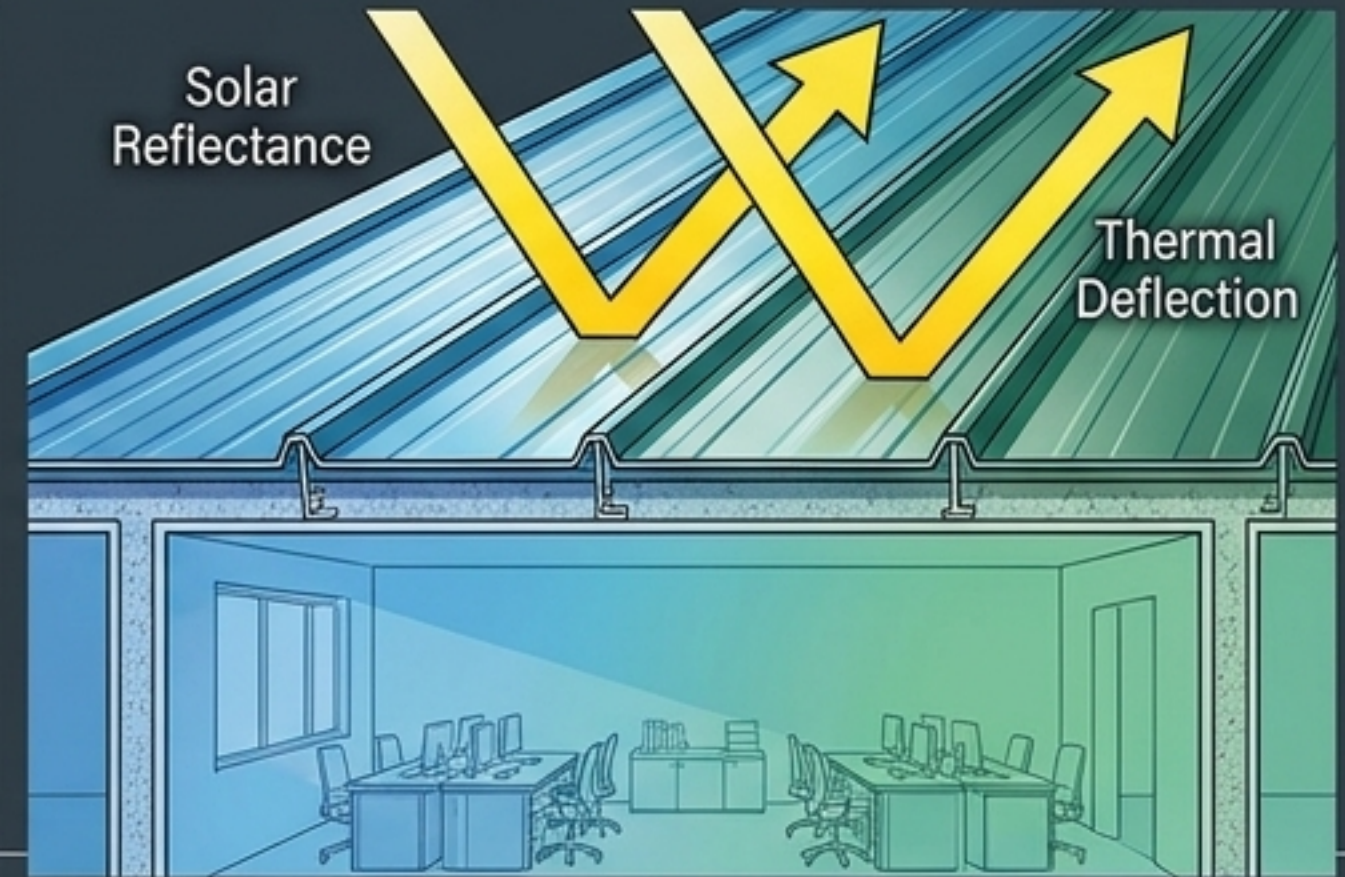
The Legacy System



Dark, oxidised metal tiles absorb and trap solar radiation.

Increases internal ambient temperatures, placing severe load on commercial HVAC systems.

The AZ200 Upgrade



Modern thermal reflection properties of the new Colorplus AZ200 sheeting.

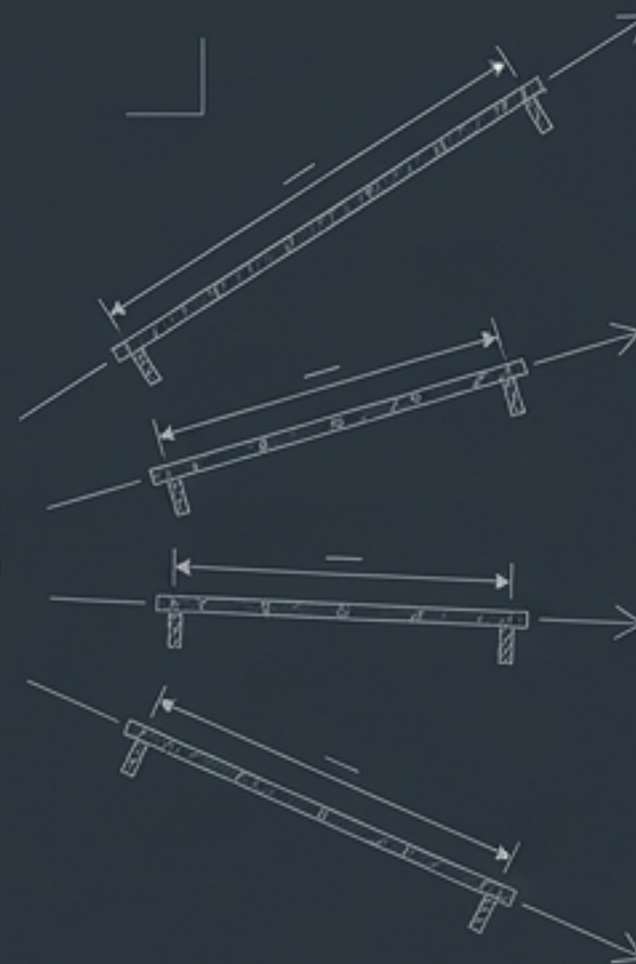
Actively deflects thermal load, creating cooler internal workspaces.

The Value Proposition: A direct reduction in energy costs and HVAC maintenance for commercial tenants across the estate.

Turn-Key Commercial Pricing Matrix

R849 / m²

(Fully Inclusive)



Premium Material:

Coastal AZ200 Colorplus 0.53mm
& Springlok components.

Structural Remediation:

Full replacement and treatment of
compromised timber battens and purlins.

Specialised Labour:

25+ years of Bussey Roofs
commercial execution expertise.

Safety & Compliance:

Stringent site safety protocols, scaffolding,
and tenant-safe operational zoning.



By consolidating material supply, structural timber repair, and specialised installation into a single turn-key metric, the Body Corporate is protected from scope-creep and hidden structural repair variances.

The Master Valuation Requirement

Total CapEx Valuation:
R11.26 Million

This master valuation represents the **complete, estate-wide resolution** of all **roofing structural** liabilities.

It is not an arbitrary expense; it is a **necessary asset preservation investment** to prevent **catastrophic substructure failure** and subsequent tenant exodus.



Strategic Focus: Recognising the capital intensity of a commercial rollout of this scale, Bussey Roofs has developed two distinct deployment frameworks to align with the estate's financial runway.

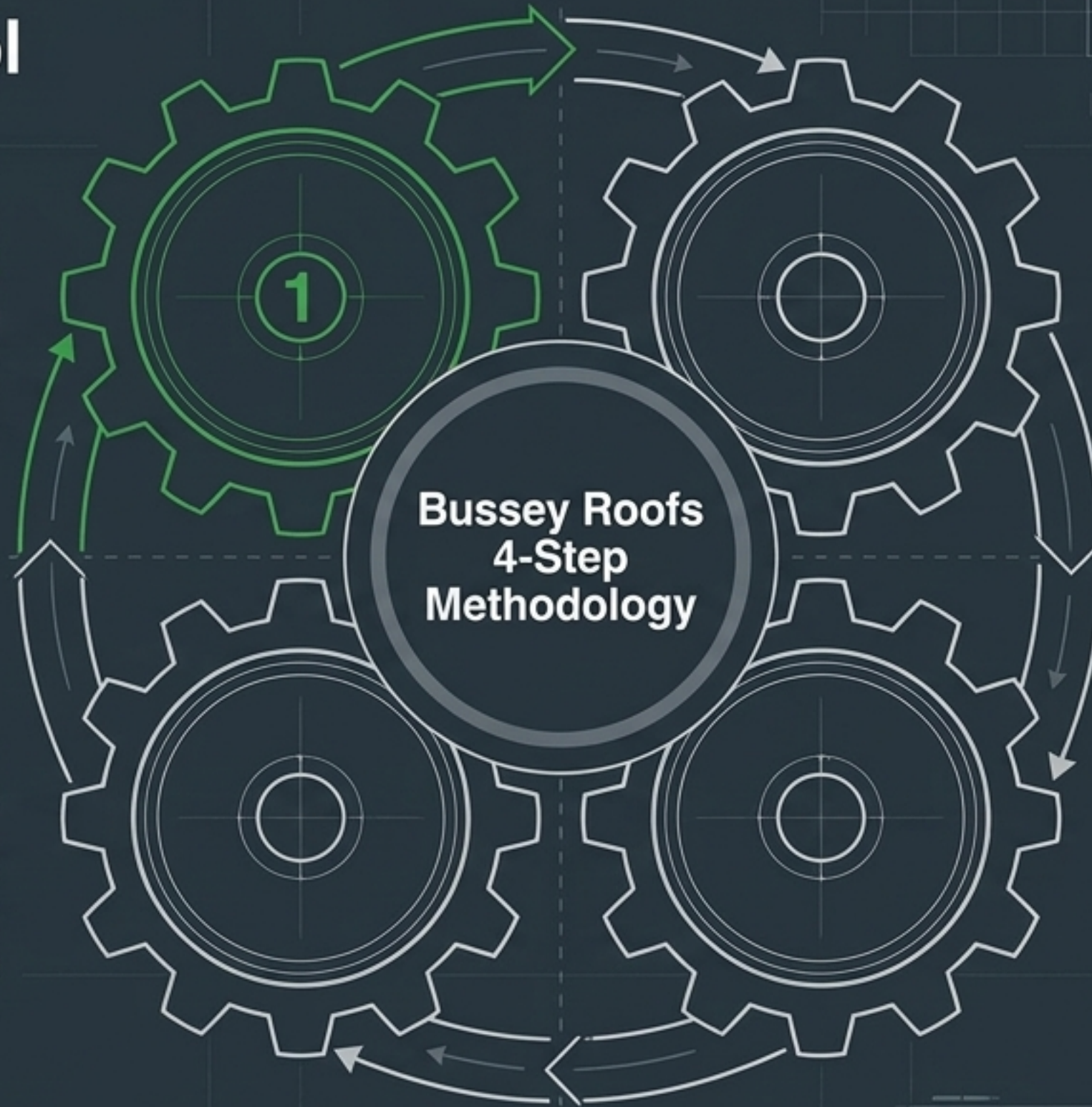
Deployment Frameworks: Option A vs. Option B

	Option A (Full Rollout)	Option B (Phased Approach)
Capital Flow	Single, comprehensive upfront CapEx deployment.	Block-by-block capital distribution across upcoming financial quarters.
Levy Impact	May require a special levy depending on current reserve funds.	Prevents aggressive levy shocks; absorbs costs via scheduled fiscal planning.
Material Rate Security	Locks in current R849/m ² rate entirely, immunising the estate from future steel price inflation.	Subject to minor material inflation adjustments between block phases.
Disruption Footprint	Intense but singular disruption window for tenants.	Localised, rolling disruption isolated to specific blocks at a time.

The Operational Execution Protocol

**Step 1:
Forensic Assessment**
Deep-dive structural inspection per block to isolate specific timber remediation needs before breaking ground.

**Step 4:
Final Quality Assurance**
Rigorous sign-off inspections ensuring guaranteed workmanship and warranty compliance before site handover.



**Step 2:
Transparent Quotation**
Locking in the R849/m² turn-key metric to guarantee no hidden surprises or cost overruns.

**Step 3:
Professional Execution**
Deploying safety-conscious, specialised commercial teams with strict tenant-safety zoning protocols.

The Execution Partner: Bussey Roofs



25+ Years Experience

Decades of trusted roofing mastery across Cape Town's commercial and industrial sectors.



Fast. Reliable. Roof Ready.

Our foundational guarantee of premium materials, rigorous site safety, and absolute precision.



Fully Guaranteed

Comprehensive warranties on both structural workmanship and coastal-grade material performance.



Director Leadership

Project overseen directly by Dean Bussey and an elite commercial management team. Ensuring absolute accountability from initial audit to final sign-off.

Next Steps & Strategy Finalisation

Actionable Directive: We request that this strategic audit and the Option A vs Option B deployment models be tabled at the upcoming Trustees meeting for formal resolution.

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**Securing the
structural future of
[Commercial Estate Body
Corporate].**