



MONIER™

YOUR GUIDE TO RE-ROOFING



RAISE YOUR HOME VALUE. RE-ROOF WITH MONIER.

The roof is your homes' first line of defence against the harsh New Zealand environment so re-roofing can be the single greatest improvement to your homes' appearance, value and performance.

It makes sense to consider the benefits of an actual roof replacement as a one-off long-term solution. So let's go through the advantages of re-roofing your home;

- Opportunity to update the look of your home as part of a makeover. The roof can make up to 30% of your home's façade, so it has a major bearing on the overall look.

- A re-roof can add value to your home when selling
- Eliminate leaks and reduce the need for ongoing maintenance - deterring additional expenses you may incur by completing a quick fix solution.
- Removes the hassle of trying to match old tiles to something new - get the best products available on the market today
- Improve the insulation and ventilation of your roof space and consider underlay if your roof cavity doesn't already have it. These factors alone will increase indoor comfort and further protect your home from the harsh New Zealand conditions.

- In some cases, the cost of repairing, fixing, or re-colouring an existing roof can cost just as much - if not more - than the cost of undertaking a full re-roof.



CHOOSE MONIER TILES FOR YOUR RE-ROOF.

When renovating or extending, updating your roof is a big factor to consider - after all it accounts for up to 30% of your homes' visual impact. Investing in a re-roof improves not only your homes' looks, but also its value. Monier offers a range of products built to withstand New Zealand's elements. Monier have been producing and installing roofs for over 100 years, so you can trust the quality of the product and the workmanship.



CHOOSING YOUR NEW ROOF TILES.

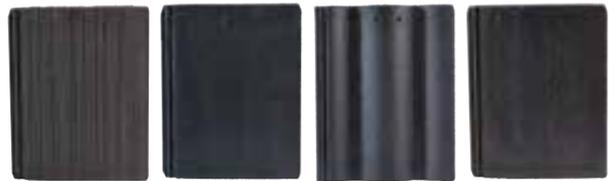
Monier offers a range of quality roofing tile solutions that will add value and improve the appearance of your home.



CONCRETE TILES



Concrete tiles are the most economical and durable roofing material on the market. Just like concrete bridges and the structural elements of buildings, concrete tiles truly embrace the harsh elements. Concrete roof tiles can reach a pitch as low as 15 degrees with underlay. There is a range of profiles and patterns to choose from to give texture and distinction; from the modern flat Madison tile to the classic Georgian shingle tile. There is also an option to choose lapped or A-line ridging. Lapped ridging over laps each other whereas A-line ridging is seamless. Concrete tiles love the beach and marine life; they will not rust or corrode near salt water like metal roofs. Concrete tiles are non-flammable so are a good fire-safe option.



GEORGIAN HORIZON HACIENDA MADISON



FIND A PROFILE AND COLOUR THAT WILL BREATHE NEW LIFE INTO YOUR HOME.

TERRACOTTA TILES



Terracotta roof tiles are a sustainable product of lasting beauty. Their colour never fades, as it is locked into the surface of the natural clay, giving terracotta roof tiles qualities like no other roofing material. Terracotta has been used for almost six thousand years. Recently The Terracotta Army was uncovered in China immaculately preserved and found to be over 2000 years old. The proven heritage and enduring beauty of terracotta is why the industry chooses to put Terracotta on their own homes. Terracotta has a lower embodied energy which means less energy is consumed in all processes involved in the manufacturing of a terracotta tiled roof. Terracotta maintains a consistent temperature in your home keeping your home cooler in summer and warmer in winter, lowering your energy bills. The thermal properties and natural materials enhance breathability creating a healthier home with less condensation and mould. Monier Terracotta tiles are made from naturally occurring clays, which means the water running off your roof into rainwater tanks is clean and safe to drink*.

*(subject to contaminants in the surrounding environment.)



NULLARBOR NOUVEAU MARSEILLE PORTUGUESE

UNDERSTANDING THE RE-ROOFING PROCESS.

MONIER'S 10 STEP RE-ROOFING PROCESS

RE-ROOFING CAN TAKE 2 TO 4 DAYS TO COMPLETE, DEPENDING ON THE SIZE OF THE ROOF. THERE ARE 10 STEPS TO THE RE-ROOFING PROCESS.



1. INSTALL SAFETY RAIL

Safety is a priority. Before commencing any work Monier guardrail is installed around the perimeter of the roof to prevent roof tilers from falling and to keep your family safe.



2. REMOVE OLD TILES

All the old roof tiles and ridge are removed.



3. INSPECT ROOF

The roof timbers are inspected to make sure the battens are sound.



4. INSTALL SARKING*

Sarking provides insulation and reflects up to 95% of radiant heat entering the roof.



5. INSTALL NEW BATTENS**

New battens are installed ready for the new roof tiles to be laid.



6. LOAD UP NEW TILES

New battens are installed ready for the new roof tiles to be laid.



7. START LAYING NEW TILES

Tiles are laid sequentially up the roof from the gutter line and fixing clips, or nails, are used to secure the roof tiles to the roof.



8. RIDGE TILES INSTALLED

Ridge tiles are installed and bedded in place using mortar.



9. POINTING

Pointing is a flexible material that covers the mortar and comes in a colour that matches the roof tile. It acts as a mechanical fastener, keeping the ridge in place. It is also used to finish the tiles at the gable or edge of the roof.



10. FINISH

Guard-rail is removed and the site is tidied and any left over roof tiles removed.

FACTORS INFLUENCING THE COST OF A RE-ROOF.

There are a few factors that will determine the cost of having a roof installed.

- What roofing material is being used
- The size of the roof
- Underlay
- The pitch of the roof (its steepness)
- Complexity of the roof design
- Any special requirements

Together these things will determine the quotes value and the time it takes to get the job done - speak with us to get a quote for your home.



VIEW FROM THE TOP – EAST COAST BAYS RE-ROOF



Mike Hawkins is certainly living the life. Now retired, the NZ homeowner spends his time finishing his dream home and paddleboarding.

And what a dream home it is – now. Mike and his wife Tracey purchased the home two years ago when it was still an ode to the Tuscan look of the 1990s, planning to modernise the interior, as well as update the external façade and roof.

They loved the bayside location and the fact that behind its dated façade were “good bones” and a whole lot of potential.

Mike explains that like most plaster homes in Auckland, the house didn't have a code of compliance from the council (“plaster houses in Auckland are pretty hard to sell”, he says) so they always planned to re-clad the outside in timber, although the original plan was to simply re-colour the roof.

“We were going to colour the roof, but because the project got so big and out of hand, the plans changed,” he says. “We decided that because we were changing the look to a coastal style – we put weatherboard on, re-windowed, re-guttered – we thought it was just crazy to colour the roof when really the existing tile wasn't the look that we wanted.

“So then we ended up doing a whole new roof,” he says. “And we are very pleased. It has actually completed the look of the house that we wanted.”

This was also where Monier got involved, says Mike. He and Tracey chose a concrete tile, Tudor in Hapuka to replace the existing Mediterranean-look concrete tiles, which made the process simpler and more cost-effective because that meant there didn't have to be changes made to the underlying roofing structure.

“We just decided to go like for like, replacing concrete with concrete,” Mike adds. “We ran with the Monier product, which is actually an Australian tile. I believe we are the first home in Auckland to put this Australian profile on the roof.”

It gets pretty windy (and chilly) on the bay as well, another reason why concrete tiles were a sound choice because of their resistance to wind and salt.

“When it blows a northerly, it will blow us inside out,” Mike adds. “When it blows, some of the tin roofs down here on the bay start to rattle. With a concrete roof you don't get that.”

The house attracted Mike and Tracey because of its spectacular location, which takes full advantage of expansive views of the bay, plus steps down the hill to

water access. And despite the dated exterior, they felt it had real potential to become a home with a timeless appeal.

“The house was actually really sound to start with,” he adds. “It must have been quite a tricky house to build, or design in the first place because there were a lot of funny angles in the roof, which is hidden. We just worked with what we had, added on a roof, redid the roof, redid all of the exterior and we renovated the interior.

“The house had a lot of big rooms, but they weren't connected; it didn't flow. So we just pulled walls out and put steel in and sliders. It just opened up the entire lower floor.”

Mike and Tracey's two sons are grown up now with homes of their own. One lives in the next bay, the other a few bays to the south. It's a large house for a couple.

“So the two kids have left home and people do wonder why we have got this monster house with just two of us, but that's the way it goes,” he says with a laugh.

“And I think – never say never, but we will stay here for a long while, that's for sure. Having gone through the heartache of renovation. I love this house.”



Monier has a very rich and proud history, protecting families from the intense New Zealand conditions for over 100 years. Monier has lead the roofing industry from the original Wunderlich terracotta tile to inventing the world's first integrated SolarTile.



MONIER™



www.monier.co.nz/reroofing
0800 666 437

With a proud tradition of manufacturing quality roof tiles, Monier roofing materials are backed by a 50 year product and performance guarantee and in the case of our Monier Terracotta roof tiles; this guarantee includes the roof remaining colourfast for 50 years.

