

Household Resilience Program

Garage doors

The Household Resilience Program aims to assist eligible homeowners in coastal parts of Central and Northern Queensland to improve the resilience of their homes against cyclones.

Garage door replacement is a cost-effective option that not only improves resilience but could also provide additional benefits when installed in line with the program requirements.

Replacing non-compliant garage doors will improve the cyclone resilience against severe cyclonic wind pressures. Before the current standards, many garage doors were not reinforced and could not withstand the wind pressures of a severe weather event. The Australian Standard AS 4505 Wind rated garage doors test simulates the effects of significant wind loads during a severe weather event.

Research has shown that protecting the outer skin of a home from external wind pressures will significantly improve the chances of retaining a roof during a severe weather event.

Product eligibility

To be eligible for garage door replacement, the following requirements must be met:

- A garage door must replace an existing garage door.
- Installing an additional garage door is classed as an improvement and is not eligible.
- The product must comply with AS 4505 Wind rated garage doors and require evidence of compliance.
- Any product must be installed in line with the manufacturers installation requirements to meet AS 4505 Wind rated garage doors.

Contractor quotes

When sourcing a quote from a licenced contractor, it must contain:

- the contractor's Queensland Building and Construction Commission (QBCC) licence number.
- a reference that:
 - the products comply with the relevant Australian Standards
 - self-certification for the install will be provided.
- the number of garage doors that will be replaced.
- a full breakdown of the quote, and if additional items and/or multiple improvement options are included such as:
 - a scope of works
 - engineering
 - certification
 - QBCC Home Warranty Insurance covering the full value of the quote or more (where applicable)
- the garage door frame details, if upgrading.
- Any additional information to assist the quote assessment, such as areas not included or out of scope.

If these requirements are not provided, the quote review process will be delayed and will require clarification from the contractor.

Approvals

If your application is approved, you will be notified by email. You will then need to enter a QBCC approved building contract with your chosen licenced contractor for the quoted works.

While works are underway, you and the contractor are responsible for the coordination of all the works including site safety, protection of property and temporary accommodation, as required.

Grant funds will only be paid as a lump sum on acceptable completion of the works and cannot be paid as progress payments. Funds will be paid directly to the contractor.

Completion of the improvement works

On completion of the replacement of garage doors, you will need to provide the following documentation to the Household Resilience Program grants team, via the grant's portal:

- **Form 15** for design compliance, provided by an engineer or statement of compliance from supplier of proprietary products (for example, a wind rated garage door) stating the products meet the testing requirements of AS 4505.
- **Form 43** for the installation of proprietary items, completed by the contractor installing the work, stating they have installed the garage door in accordance with the manufacturer's requirements to meet AS 4505.
- **Copy of the contractor's invoice:**
 - addressed to the homeowner (full name)
 - referencing the Household Resilience Program application number
 - itemising and quantifying the works completed.
- **QBCC Home Warranty Insurance** details taken out by the contractor covering the full value of the quote or more (where applicable), prior to the work starting.

If these requirements are not provided, the grant payment process will be delayed and will require clarification from the contractor.

Payment of grant funds

When the documentation has been provided, an assessor will inspect the completed works to assess if the grant funds can be released. The Household Resilience Program team will arrange for the grant funding to be paid directly to the contractor. This is expected to take to 10 business days after receipt of the documentation and the onsite inspection is completed.

You will be required to pay the balance of your co-contribution, plus any additional costs for works that are not covered by the grant, to the contractor, once you are satisfied that the works have been completed in full.

Additional benefits

After replacing the garage doors with more resilient doors, program participants have found additional benefits including:

- improvement in cyclone resilience
- increase in home security
- improved street appeal
- support to local businesses and the building industry
- value for money
- potential reduction in insurance premiums.

It is recommended that you contact your home insurer to find out if you are eligible for a reduction in your home insurance premium after undertaking these building improvements to increase the cyclone resilience of your home.

For more information relating to insurance premiums, speak to your preferred home insurer.

More information

Phone: 07 3007 4485 (Option 1)

Email: strongerhomes@epw.qld.gov.au

Website: www.qld.gov.au/StrongerHomes