

Strata Resilience Program

Information for bodies corporate

The Strata Resilience Program (the Program) aims to assist eligible bodies corporate in coastal parts of Central and North Queensland to improve the resilience of their properties against cyclones.

The Program follows the delivery of the Strata Title Inspection Program (Inspection Program) undertaken by James Cook University (JCU) since 2018.

The aim of the Inspection Program was to identify options to improve the resilience of strata properties in Central and North Queensland against the effects of future tropical cyclones by providing bodies corporate with information about the existing resilience of their properties and strategies to improve that resilience.

Bodies corporate located within 100km of the coastline from Rockhampton, north to the Torres Strait and west to the Queensland/Northern Territory border, may be eligible to apply for a grant of 75% of the cost of eligible improvements identified through the Inspection Program, up to a maximum \$15,000 (including GST) per residential tenancy to a maximum grant of \$150,000 (including GST) per body corporate.

The Program is co-funded by the Australian and Queensland Governments and administered and managed by the Queensland Government, Department of Housing, Local Government, Planning and Public Works.

About the program

Improvement works covered under the program

Upgrade works must be completed on existing structures to meet the Program objectives of increasing cyclone resilience for strata title properties as identified in the Inspection Program Report.

Cyclone resilience improvement works covered by the Program include:

- full roof replacement and roof structure tie-down upgrades (e.g. strapping of battens to rafters and rafters to top plates) to AS1684.3:2021
- roof upgrades to comply with AS1562.1:2018
- window protection including cyclone shutters or screens to withstand debris impact tests AS1170.2:2021 and wind pressure tests to AS 4055:2021 Wind Loads for Housing
- replacement of existing external hollow core doors with solid core external grade doors including upgrade of lockset and reinforcement of door frame
- replacement of existing garage doors and frames, to withstand wind pressure tests from AS4505:2012 wind rated garage doors
- install overflows in eaves and/or box gutters to AS350.3:2021
- replacement of old style louvres with AS4055:2021 and AS1170.2:2021 (wind pressures)
- Cyclone preparedness plan.



What types of works are not eligible under the program?

- Renovations, extensions, or new structures
- Non habitable buildings, e.g carport, storage shed, pergolas
- Works to residential buildings that are not deemed compliant at time of construction
- Restumping of a building
- Partial roof replacement
- Wall cladding
- Repair of pre-existing damage
- Repair of works related to an insurance claim
- Freestanding garages that are not part of the building footprint.

*Note this is not an exhaustive list and is provided as a guide only. Please contact the Strata Resilience Program team to discuss your individual circumstances.

How the funding is paid

The minimum value of works eligible for grant funding is \$3,300. This is in line with the Queensland Building and Construction Commission (QBCC) threshold requiring the use of an appropriately licensed contractor.

The body corporate nominates their proposed resilience works from the eligible options available under the Program and provides a single quote from a local QBCC licenced contractor encompassing all work.

The Program assessors will review the quote and visit the property to confirm the proposed improvements will increase cyclone resilience at a reasonable cost. This review will form the basis of the grant allocation which will be 75% of the estimated eligible costs, up to a maximum of \$15,000 (including GST) per residential tenancy, up to a maximum of \$150,000 (including GST).

To assist the bodies corporate in managing agreed payment terms, grant funds may be paid in up to three (3) progress payments in line with the building contract. The Programs progress payments will be the final payments following the bodies corporate contributions being paid in full. Grant payments may also be a lump sum on acceptable completion of the works.

Body corporate co-contribution

The Program operates through a co-contribution arrangement. The funding covers 75% of the costs to undertake eligible resilience works, up to a maximum of \$15,000 (including GST) per residential tenancy within the property to a cap of \$150,000 (including GST).

The body corporate is responsible for their co-contribution and any costs exceeding \$200,000 (including GST), or any ineligible costs.

For example:

Maximum grant	\$150,000 (75% of the total cost)
Body corporate co-contribution required	\$50,000 (25% of the total cost)
Total works cost including GST	<u>\$200,000</u>

Application and approval process

Bodies corporate are encouraged to apply online, where possible. Go to: www.qld.gov.au/strataresilienceprogram

If bodies corporate can't access a computer or the internet, please call the Program team on (07) 3007 4485 (Option 3) to request assistance. The bodies corporate must nominate a representative as the one point of contact for the Program or nominate a third-party within the application process if support is required with the application process.

Eligibility

Body corporate requirements

To be eligible to apply, the body corporate must:

- have an elected delegate to act on behalf of the body corporate as a single point of contact for the Program; and
- have participated in the Strata Title Inspection Program (Inspection Program) and have a copy of the report provided by James Cook University – Cyclone Testing Station; and
- be located in a cyclone risk area (in the area from Rockhampton, north to the Torres Strait and west to the Queensland/Northern Territory border within 100km of the coast); and
- have not previously received funding under this Program.

It may take approximately one month after your application is received for the Strata Resilience Program team to assess the body corporate's eligibility and confirm the outcome via email.

Provide a quote for the preferred improvement works

The body corporate will need to provide an itemised and quantified quote for proposed resilience works by uploading the documents with the application via the grant's portal.

For assistance in finding a local QBCC licenced contractor, visit:

<https://my.qbcc.qld.gov.au/s/findlocalcontractor>

Note: Bodies corporate are encouraged to seek multiple quotes to assist in their decision making, however only one quote may be uploaded for assessment.

After you have submitted the preferred quote, the Program assessor will review the costs for the proposed works to confirm the works are reasonable, considering the scope and the price to improve cyclone resilience. This may take up to one (1) month.

Once your application and supporting documents have been processed, a Program assessor will visit your property to complete an on-site pre-approval inspection.

Your Program funding must be approved in writing by the Department of Housing, Local Government, Planning and Public Works before any works to improve the property commence.

If your application is approved

Bodies corporate approved for funding will be notified by email.

If the application is approved, the body corporate will need to sign a QBCC approved building contract with the approved QBCC Licenced contractor to commence the quoted works.

Further information on QBCC contracts is available on the QBCC webpage: [Domestic building contracts | Queensland Building and Construction Commission \(qbcc.qld.gov.au\)](https://www.qbcc.qld.gov.au/domestic-building-contracts)

Starting the resilience works

Depending on the size of the property, the contractor may need to provide evidence of their QBCC Home Warranty Insurance before works start to confirm the works will be insured. If required, a copy of the Home Warranty Insurance will need to be uploaded to the grant portal when works have been completed.

For further information on whether your Strata property is insurable, please refer to the QBCC website [What work requires insurance | Queensland Building and Construction Commission \(qbcc.qld.gov.au\)](https://www.qbcc.qld.gov.au)

The body corporate may also need to pay the contractor an initial deposit. It is recommended that the deposit is no more than 10% of the quoted price. This may vary depending on the nature of the work to be completed and any materials required for the job.

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

Completion of the resilience works

On completion of the works and before any payments are made by the Program, the following documentation must be provided by the contractor to the body corporate:

- **Form 15** for design compliance or statement of compliance provided by engineer or supplier of proprietary products (e.g., cyclone shutters)
- **Form 43** for the installation of proprietary items
- **Form 21** for certification of structural works
- **Copy of the contractor's invoice:**
 - Addressed to the body corporate (full name)
 - Referencing the Strata Resilience Program application number
 - Itemising and quantifying the works completed
- **Evidence of QBCC Home Warranty Insurance** taken out by the contractor covering the full value of the quote (or more) where applicable, prior to the work starting. For further information on whether the Strata property is insurable, please refer to the QBCC website [What work requires insurance | Queensland Building and Construction Commission \(qbcc.qld.gov.au\)](https://www.qbcc.qld.gov.au)

The body corporate nominated person is then required to submit these documents to the Strata Resilience Program team, via the grant's portal.

When the documentation has been assessed by the Program team, a Program assessor will visit your property to complete an on-site post-works inspection. The Program team will arrange for the grant funding to be paid directly to the contractor following confirmation the works have been completed in line with the approved grant and contractual payment schedule.

Benefits for property owners

Cost of living

It is recommended that you contact your insurer to find out if you are eligible for benefits on your insurance premiums after undertaking these works to improve the cyclone resilience of your property.

Security

Previous program participants have stated they feel more secure in their properties and better prepared should a severe weather event or cyclone occur in the future.

More information

Impact of severe winds on the building structure

Tropical cyclones produce severe winds that can impact buildings with extreme force. Wind pushing on the external walls applies high volumes of pressure to the roof that can result in a building lifting off its foundations.

If a window or door is broken, severe winds can enter the building and potentially put more pressure on the roof structure. This may result in the roof becoming weakened or completely removed from the building.

To increase the strength of the overall structure and its resilience to severe winds, retrofitting to the original frame and/or upgrading the fittings may be necessary to increase the building's resilience to the changing wind pressures during a cyclone or severe weather event.

Retrofitting

Retrofitting is when building improvements are carried out on older structures, such as homes that were originally built to a standard that is now out-of-date.

Some properties in coastal parts of Queensland built before the early-1980s may not have been built to withstand cyclonic winds.

Upgrading (retrofitting) the existing roof structure, protecting the windows, strengthening the doors, and ensuring the building is well maintained are all ways to improve their strength.

Additional resources

- James Cook University resources for the community at [Cyclone Testing Station - Resources for the Community - JCU Australia](#)
- Queensland Building and Construction Commission <https://www.qbcc.qld.gov.au/>
- Resources at [Resources | Queensland Building and Construction Commission \(qbcc.qld.gov.au\)](#)
- National Construction Code <https://ncc.abcb.gov.au/>
- Design guides for building houses with improved cyclone resilience at [Cyclone Resilient Building Guidance for Queensland Homes \(December 2019\).pdf \(qra.qld.gov.au\)](#)

Contact us

For more information relating to the Program including specific improvement options for bodies corporate:

Phone: 07 3007 4485 (Option 3)

Email: strataresilience@epw.qld.gov.au

Website: <http://www.qld.gov.au/strataresilienceprogram>

This fact sheet was compiled in partnership with James Cook University Cyclone Testing Station and the Bushfire and Natural Hazard Cooperative Research Centre.