

# Strata Resilience Program

## Information for contractors

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 North Queensland 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 North and Far 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.

Cyclone resilience improvement works covered by the Program include:

- full roof replacement and roof structure tie-down upgrades (e.g. for house-like buildings, strapping of battens to rafters and rafters to top plates) to AS1684.3:2021 and for larger buildings an upgrade specified by a structural engineer to resist wind actions to AS1170.2:2021
- roof upgrades to comply with AS1562.1:2018
- window protection including cyclone shutters or screens to withstand debris impact tests AS 1170.2:2021 and wind pressure tests to AS1170.2:2021 or AS4055:2021 Wind Loads for Housing (depending on which is relevant)
- 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.

Note #1: [Cyclone Testing Station - Educational Videos - JCU Australia](#)

Note #2: [Tech-Note-4-Windborne-Debris-Impact-Testing.pdf \(jcu.edu.au\)](#)



## Contracts

Standard QBCC contracts are required for all works and include:

- Level 1 - Renovation, Extension and Repair Contract for renovations, extension, and repair on existing homes for contracts \$3,301 to \$19,999
- Level 2 - Renovation, Extension and Repair Contract for renovations, extension, and repairs on existing homes for contracts \$20,000 and over.

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 contractor's Home Warranty Insurance will need to be uploaded to the grant portal when works have been completed.

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/what-work-requires-insurance).

## Completion of the eligible resilience strategies

On completion of the works, and prior to payments being made by any party, the following documentation must be provided by the contractor to the body corporate:

- **Form 15** for design compliance or a 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 homeowner (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/what-work-requires-insurance)

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 grants officer, a qualified assessor will visit your property to complete an on-site post-works inspection. The Strata Resilience 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.

## Payment of grant funds

To assist 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. While not mandatory, to ensure quick payment the building contract should state the progress payments in line with the bodies corporate contributions and grant contributions.

Contractors must notify the Program team in writing at [strataresilience@epw.qld.gov.au](mailto:strataresilience@epw.qld.gov.au) of any changes to scope of works, their ABN, banking details or company names to ensure currency of their vendor details with the Program.

## More information

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

**Phone:** 07 3007 4485 (Option3)

**Email:** [strataresilience@epw.qld.gov.au](mailto:strataresilience@epw.qld.gov.au)

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