

Strata Resilience Program

Frequently Asked Questions

What is the Strata Resilience Program

About the Program

The Strata Resilience Program (the Program) has been developed to assist bodies corporate located 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 Strata Title Inspection Program (Inspection Program) undertaken by James Cook University (JCU) on behalf of the Queensland Government since 2018.

The aim of the Inspection Program is 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 per residential tenancy to a maximum grant of \$150,000 per body corporate.

In previous years, similar programs have supported jobs in regional Queensland with more than 400 businesses engaged to undertake works. This resulted in the majority of contractors being sourced directly from the local community.

How much funding is available?

The Program has a program budget of \$60 million, comprised of \$40 million funding from the Australian Government and a further \$20 million Queensland Government funding.

Funding for the Program is limited, and grants will be awarded until the funding capacity is met.

Eligibility

Who is eligible to apply for funding?

Bodies corporate that have participated in the Inspection Program may be eligible to apply for funding to complete works identified through these inspections.

Eligible properties must:

- have participated in the Inspection Program; and
- be located within 100km of the coastline from Rockhampton, north to the Torres Strait and west to the Queensland/Northern Territory border; and
- be assessed as suitable to undertake the work; and
- provide a detailed scope identifying the eligible works, as identified in the Inspection Program report, they wish to complete under the funding; and
- have a pre-approval inspection completed on the property to verify the work being requested.



It may take approximately one month after the application is received for the Program team to assess the bodies corporate eligibility and confirm the outcome via email.

Bodies corporate that would like to participate in the Inspection Program can contact James Cook University or register their interest at <https://stp1.hpc.jcu.edu.au/#/registration>

How does the program work?

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 per residential tenancy within the property to a maximum grant of \$150,000.

The body corporate is responsible for their co-contribution and any costs exceeding \$200,000, 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	<u>\$200,000</u>

Is there a minimum value of works?

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

What geographic area is eligible?

Bodies corporate located within 100km of the coastline from Rockhampton, north to the Torres Strait and west to the Queensland/Northern Territory border.

Are bodies corporate who have contracted a tradesperson for this type of work eligible to apply?

Yes, if the works have not started. A body corporate can apply if they and their property meet the eligibility criteria for funding, and the works have not started.

Can I use the funding to repair damage from severe weather or cyclone or do routine maintenance?

Funding is not available in this program for repair works for damage from severe weather or cyclone or routine maintenance issues. The purpose of the funding is to improve cyclone resilience in preparation for future events.

Can I commence works as soon as I receive my quote?

No. Funding must be approved in writing by the Department of Housing and Public Works before any works to improve the property have started.

Can grant funding be paid retrospectively?

No. Funding must be approved in writing by the Department of Housing and Public Works before any cyclone resilience works to the property begin.

Can I use grant funding with insurance?

Funding cannot be used in conjunction with insurance claims. Funding can be applied for in respect of improvement works not covered by an insurance claim if identified in the Inspection Program Report.

Administration of funding and costs to property owners

Do bodies corporate need to pay the money up-front and then get reimbursed? How long will that take?

The grant payment (75% of the total cost of eligible work up to a maximum of \$150,000 will be paid directly to the contractor when the approved works are completed.

Once an application is approved, the body corporate is required to engage a QBCC licenced contractor to carry out the approved works. They may need to pay the contractor an initial deposit before works commence. 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.

Bodies corporate are required to pay the co-contribution value prior to the grant funds being paid.

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.

How will bodies corporate be paid and who releases the funds?

No grant payments will be made directly to bodies corporate. Upon completion of works, the approved funding amount will be paid directly to the contractor by the Queensland Government.

What guarantees are there to ensure the funds won't be used fraudulently?

Prior to the application being approved, a Program assessor will inspect properties to ensure the works will improve cyclone resilience outcomes and are reasonably priced based on the scope of works. On completion of the works, a Program assessor will reinspect the property to ensure the work has been completed to a satisfactory standard, prior to the grant funds being paid to the contractor.

What happens if the cost of materials increases from the original quote due to Consumer Price Index (CPI) or other circumstances outside the contractor's control?

The contractor will be expected to honour their quotes within the nominated period of validity. Any increase in prices above the approved grant value will be at the bodies corporate expense.

More information

The Program team will contact eligible bodies corporate identified as part of the earlier Inspection Program to advise of application process.

Phone: 07 3007 4485 (Option 3)

Email: strataresilience@epw.qld.gov.au

Website: www.qld.gov.au/strataresilienceprogram