

# 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 per residential tenancy to a maximum grant of \$150,000 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 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 AS/NZS1170.2:2021
- full roof replacement and roof upgrades to comply with AS/NZS1562.1:2018
- window protection externally mounted covering the full window, including either a screen that complies with wind driven debris tests to the debris load in AS/NZS1170.2 or a shutter that has a wind rating to the window pressures given in AS4055 for house-type buildings or AS/NZS1170.2 for other buildings
- 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 AS/NZS4505:2012 wind rated garage doors
- install overflows in eaves and/or box gutters to AS/NZS3500
- replacement of old-style louvres with AS4055 and AS/NZS1170.2 (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.

Prior to works commencing, the contractor must provide the body corporate with evidence of their QBCC Home Warranty Insurance policy covering the full value of the quote or more (where applicable).

## Completion of the eligible resilience strategies

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 homeowner for the relevant aspect of the resilience work being undertaken:

- **Accepted development** (no building certifier requirement)
  - **Form 73** – Product Technical statement – May be used to demonstrate that a material, product, or form of construction fulfils the specific requirements of the Building Code of Australia.
  - **Form 30** – QBCC licensee aspect certificate for accepted development (self-assessable) – may be used to state that aspect work, that is prescribed accepted development (self-assessable) complies with the relevant provisions including any standards or codes applicable to the work.

or

- **Building development approval** (building certifier requirement)
  - **Form 15** for design compliance or statement of compliance provided by engineer or supplier of proprietary products (e.g., cyclone shutters)
  - **Form 12** – Aspect inspection certificate (appointed competent person) – for aspect work to an attached class 1 or class 2-9 buildings.
  - **Form 43** – Aspect certificate (QBCC licensee) - for aspect work to a single detached class 1a building and class 10 buildings and structures.
  - **Form 11** – Certificate/interim Certificate of Occupancy – for an attached class 1 or class 2-9 building
  - **Form 21** – final inspection certificate - for single detached class 1a and class 10 buildings or structures certifying the work is compliant with the building development approval.
- **Copy of the Contractor's invoice:**
  - Addressed to the body corporate
  - Referencing the Strata Resilience Program application number
  - Itemising and quantifying the works completed
- **Evidence of 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. 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/what-work-requires-insurance)

We recommend you contact your QBCC Licensee, local government or private certifier to confirm any requirements and the relevant building approval process that considers your specific circumstances, building criteria and location.

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 the 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 Program's 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 homeowners:

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

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

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