

Strata Resilience Program

Old style louvres

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.

Activities like retrofitting the roof structure, replacing old style louvres, protecting the windows, strengthening the doors, and ensuring the building is well maintained, are all ways to improve the strength of our building structures.

Significant volumes of wind-driven rain can enter buildings, even during cyclones with winds significantly less than the design wind speed, even if there is no structural damage such as roof loss.

Old style louvres (which usually don't have seals) can let large volumes of wind-driven rain into buildings. Replacing old style louvres with new style louvres that have seals or with other types of modern windows can improve the resilience of your building by minimising the volume of wind-driven rain that can enter. This will, in turn, reduce the risk of damage to flooring, wall and ceiling linings.

Rain resilience

Rain resilience refers to how well building elements can prevent wind-driven rain from entering a building through windows with inadequate seals, old style louvres with no weather seals or elements damaged by the wind. Wind-driven rain entering buildings can damage floors, ceilings and wall linings. A building that sustains water damage may require expensive repairs even though, in some cases, there may be little or no obvious water damage.

Wind loads

The severe winds from tropical cyclones exert huge forces on building structures with wind pushing on the windward wall and applying high suction pressures on the roof (trying to lift the structure out of the ground), as detailed in Image 1 and 2 below.

In addition to these severe loads on the outside of the building structure, if a sudden opening occurs (for example, a broken window or failed door), the windward wall pressure can suddenly enter the building and potentially double the load on the roof structure. Evidence suggests that this is a key failure in older properties.

Image 1

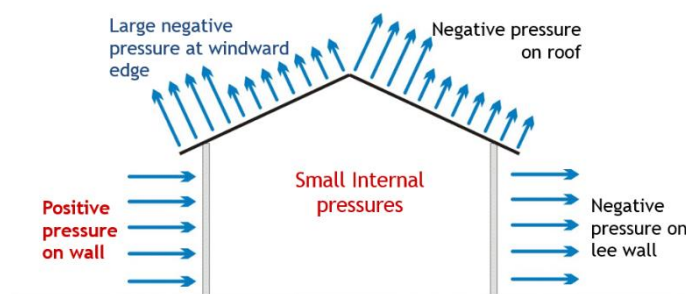
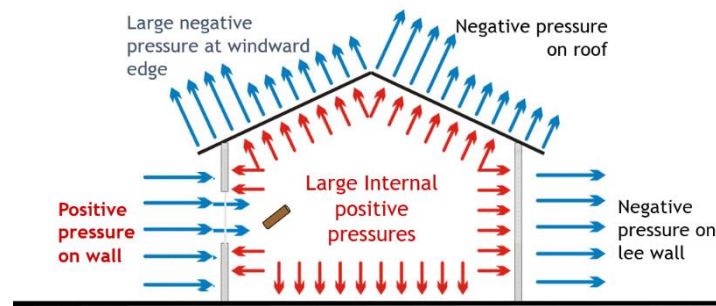


Image 2



Source: James Cook University – Cyclone Testing Station

What is eligible for funding?

To be eligible, the replacement windows must meet the following requirements:

- New windows or the replacement of other window types are not eligible for Program funding; only the replacement of an existing set of old style louvres is eligible.
- The product must:
 - be designed to comply with AS2047 Windows and external glazed doors in buildings and be rated for cyclonic regions
 - be installed in line with manufacturer's requirements.

For information on the Program requirements for window protection, please see our window protection fact sheet.

What is not eligible for funding:

- Construction and installation of new windows
- Replacement of other window types
- Changing the window size or configuration of an existing window
- Enclosing outdoor areas – this is an improvement
- Works completed prior to grant approval
- Maintenance works.

Contractor quotes

Quotes should be provided by one (1) contractor covering all the works to be included under the Program. Separate quotes will not be considered.

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

- the contractor's QBCC licence number
- provide evidence the window products comply with AS2047 Windows and external glazed doors in buildings and are rated for cyclonic regions
- certification for the works in the quote will be provided on completion in line with AS2047.
- any debris screens included in the work (covered under the window protection fact sheet) must be fitted to the external window frame
- the number of louvres being replaced

- number of louvre replacement windows that screens or shutters will be fitted to
- a full breakdown of the quote, and if multiple improvement options are included:
 - a scope of works
 - certification.
- QBCC Home Warranty Insurance (where applicable)
- a full breakdown of agreed progress payments (where relevant), listing the items and set value covered per progress payment
- any other additional information that would assist the quote assessment, such as scaffolding for high level works.

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

Approvals

If the application is approved, the bodies corporate will be notified by email. The body corporate will then need to enter a QBCC approved building contract with the chosen licenced contractor for the quoted works.

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

To assist body corporate's 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 body corporate's contributions being paid in full. Grant payments may also be paid as a lump sum on acceptable completion of the works.

Program funds will be paid directly to the contractor.

Completion of resilience work

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 (full name)
 - referencing the Program application number
 - including list of progress payments and the status of these payments
 - 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. 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)

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.

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

Payments

Progress payments will be made in line with the building contract following the body corporate's contribution being paid in full. Contractors will need to provide photographic evidence and a declaration of the works completed in the progress payment. If the photos don't clearly identify the completed works, an onsite inspection may be required prior to payment of progress payments.

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

On successful inspection, the grant funds will be approved and processed directly into the contractor's account.

Additional benefits

After replacing old style louvres, property owners have found additional benefits including:

- improvement in cyclone resilience
- increase in security
- Increase in street appeal
- support to local businesses and the building industry
- reduction in insurance premiums.

It is recommended that you contact your insurer to find out if you are eligible for benefits on your insurance premium after undertaking these building improvements to increase the cyclone resilience of your property. Although not mandatory a cyclone preparedness plan may be required for individual insurers. Bodies corporate are encouraged to discuss the requirements with their insurer to support potential benefits on their insurance premiums.

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

More information

Phone: 07 3007 4485 (Option 3)

Email: strataresilience@epw.qld.gov.au

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