

Strata Resilience Program

Install overflows in eaves or box gutters

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.

Overflows in gutters provide an outlet for the large volumes of rain generated during a cyclone that would otherwise flow back into the eaves and then enter the inside of your building, damaging walls, ceilings, flooring and internal fixtures.

Over time, water that flows over the back of gutters can also cause structural and non-structural damage to your property. Prolonged exposure to moisture can cause rot in timber, corrosion in metal, and deterioration of other building materials. Gutter overflows help mitigate this risk by safely managing water drainage and reducing the likelihood of long-term deterioration.

What is eligible?

To be eligible for funding, the works must meet the following requirements.

- Installation of gutter overflows in eaves and box gutters must comply with AS/NZS3500:2021 for cyclonic conditions
- Installation of additional downpipes connected from gutter rain heads into existing stormwater services
- Modification of existing parapet boxed gutters so they are externally mounted to fascias, with roof sheeting extended to the new gutter location. This will require design by a qualified engineer.

What is not eligible?

Under this strategy, the following works are not eligible:

- Replacement of box gutters and associated maintenance works
- Installation of gutter guard products
- Replacement of downpipes without overflows.

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. If your body corporate is completing multiple resilience strategies, they need to be included on one (1) quote.

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

- the contractor's QBCC licence number
- provide evidence that the design will comply with the relevant Australian Standards.
- certification for the works in the quote will be provided on completion.
- a full breakdown of the quote, and if additional items and/or multiple improvement options are included such as:



- labour
- materials
- guttering, roof ventilators, flashings, and insulation
- removal and reinstatement of solar panels and/or hot water units
- engineering details
- certification
- QBCC Home Warranty Insurance covering the full value of the quote or more (where applicable).
- any additional information that would assist the quote assessment, such as areas not included or out of scope.

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

The listed certification is required to enable insurers to assess if the work will reduce the property's cyclone risk and if insurance benefits may be applied.

Approvals

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

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

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 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.

Program funds will be paid directly to the contractor.

Completion of the improvement 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 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 Strata Resilience Program application number
 - 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 \(qbcc.qld.gov.au\)](https://www.qbcc.qld.gov.au/what-work-requires-insurance)

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

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.

Payment

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 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 appropriate documentation and the onsite inspection is completed.

Additional benefits

After having their roof upgraded, property owners have found the additional benefits including:

- improvement in cyclone resilience
- reduction of roof leaks
- increase in street appeal
- support to local businesses and the building industry
- value for money
- possible benefit 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 your preferred insurer.

More information

Phone: 07 3007 4485 (Option 3)

Email: strataresilience@epw.qld.gov.au

Website: www.qld.gov.au/strataresilienceprogram