

Strata Resilience Program

Window protection

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 existing roof structure, replacing old style louvres, protecting the windows, strengthening the doors, and ensuring the building is well maintained by the body corporate, are all ways to improve the strength of buildings.

Window protection is a cost-effective option that not only improves resilience but could also provide additional benefits when installed in line with the Program requirements.

Wind loads

The severe winds from tropical cyclones exert huge forces on buildings with wind pushing on the windward wall and applying high suction pressures on the roof, sometimes lifting the building off the ground, as detailed in Image 1 and 2 below.

In addition to these severe loads on the outside of the building, 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. Some older buildings have not been designed for this extra load.

Image 1

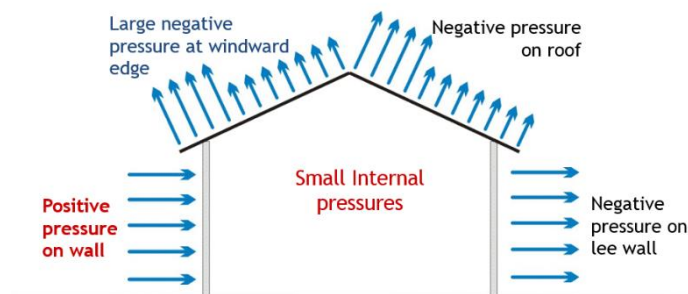
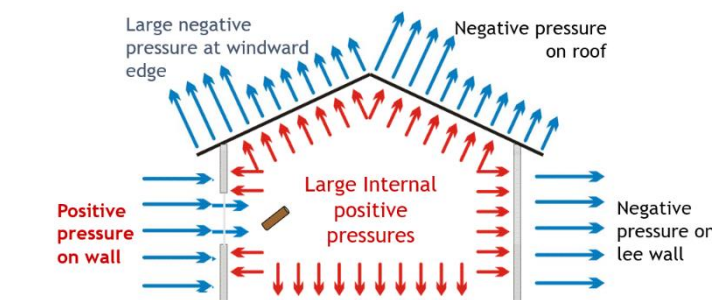


Image 2



Source: James Cook University – Cyclone Testing Station

Installing compliant screens will improve the cyclone resilience against wind driven debris. Many screens or shutters on the market claim to be 'cyclone rated'. These products may not have been tested for the relevant wind or debris ratings that are expected in a category 3 cyclone.

The Australian Standard AS/NZS1170.2 specifies both wind pressures and debris loads on buildings. Research has demonstrated protecting the outer skin of a building from wind driven debris, will significantly improve the chances of retaining a roof during a severe weather event.

What is eligible for funding?

To be eligible, window protection must meet the following requirements:

- Screens or shutters must be installed as permanent external screens to cover the full window, not just the opening panels.
- The product must:
 - be installed externally to directly protect windows or doors
 - either be 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
 - be accompanied by evidence of compliance e.g. a valid test certificate.
- Any product must be installed in line with the manufacturer's installation requirements to meet the wind or debris rating for which the evidence of compliance has been provided.

For information on the Program requirements for replacing old style louvres, please see our old style louvre fact sheet.

What is not eligible for funding?

- Enclosing outdoor areas
- Screens installed internally to the window
- Temporary window screens such as trampoline mesh or structural ply
- Works completed prior to grant approval
- Installation of glass windows without window protection
- 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
- evidence that the design will comply with the relevant Australian Standards.
- certification for the works in the quote will be provided on completion.
- the number and size of windows that screens or shutters will be fitted to
- a full breakdown of the quote, and if any additional items and/or multiple improvement options are included
- QBCC Home Warranty Insurance covering the full value of the quote or more (where applicable)
- Any other additional information to 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.

Approvals

If the application is approved, the bodies corporate will be notified by email. The bodies 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 all the works including site safety, protection of property and temporary accommodation, as required.

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 body corporate's 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 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 Strata Resilience 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 \(qbcc.qld.gov.au\)](https://www.qbcc.qld.gov.au)

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

The bodies corporate will be required to pay the balance of the co-contribution, plus any additional costs for works that are not covered by the grant, to the contractor, prior to grant funds being released.

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, a Program 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 5 to 10 business days after receipt of the appropriate 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 installing window protection, property owners have found additional benefits including:

- improvement in cyclone resilience
- increase in security
- additional privacy
- Increase in street appeal
- support to local businesses and the building industry
- value for money
- potential benefit on 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: <http://www.qld.gov.au/strataresilienceprogram>