

Household Resilience Program

Garage doors

The Household Resilience Program aims to assist eligible homeowners in parts of central and northern Queensland to improve the resilience of their homes against cyclones.

Garage door replacement is a cost-effective option that not only improves resilience but could also provide additional benefits when installed in line with the program requirements.

Replacing non-compliant garage doors will improve the cyclone resilience against severe cyclonic wind pressures. Previous to the current standards, many garage doors were not reinforced and could not withstand the wind pressures of a severe weather event. The Australian Standard (AS) 4505:2012 Wind rated garage doors test, simulates the effects of significant wind loads during a severe weather event.

Research has shown that by protecting the outer skin of a home from external wind pressures, it will significantly improve the chances of retaining a roof during a severe weather event.

Product eligibility

To be eligible for garage door replacement, the following requirements must be met:

- A garage door must replace an existing garage door.
- Installing an additional garage door is classed as an improvement and is not eligible.
- The product must comply with AS 4505:2012 Wind rated garage doors and require evidence of compliance.
- Any product must be installed in line with the manufacturers installation requirements to meet AS 4505:2012 Wind rated garage doors.

Contractor quotes

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

- the contractor's Queensland Building and Construction Commission (QBCC) licence number
- a reference that:
 - the products comply with the Australian Standards
 - self-certification for the install will be provided
- the number of garage doors that will be replaced
- a full breakdown of additional items and/or multiple improvement options
- the garage door frame details, if upgrading.

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

Approvals

Upon the approval of your application, you will be notified by email. You will then need to enter into a contract for the works in line with the approved quote. Contractors cannot be changed once the grant has been approved.

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

Grant funds will only be paid as a lump sum on acceptable completion of the works and cannot be paid as progress payments.

Completion of the improvement works

On completion of the replacement of garage doors, you will need to provide the following documentation to the Household Resilience Program grants team:

- Form 15 for design compliance, provided by an engineer or supplier of proprietary products (for example, a wind rated garage door) stating the products meet the testing requirements of AS 4505:2012.
- Form 16 for the installation of proprietary items, completed by the contractor installing the work, stating they have installed the garage door in accordance with the manufacturers requirements to meet AS 4505:2012.
- copy of the invoice, addressed to the home owner, referencing the Household Resilience Program application number.

Payment of grant

Once evidence of completion is provided, a government assessor will inspect the works and advise if the grant funds can be released. This is expected to take 5-10 business days of the program team receiving the evidence.

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

Additional benefits

By replacing the garage doors, program participants have indicated they have found the below additional benefits:

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

After the improvement works have been completed, you may qualify, at your insurer's discretion, for a reduction on your home insurance premium.

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

More information

Phone: 13 QGOV (13 7468)

Email: strongerhomes@hpw.qld.gov.au

Website: www.qld.gov.au/strongerhomes