

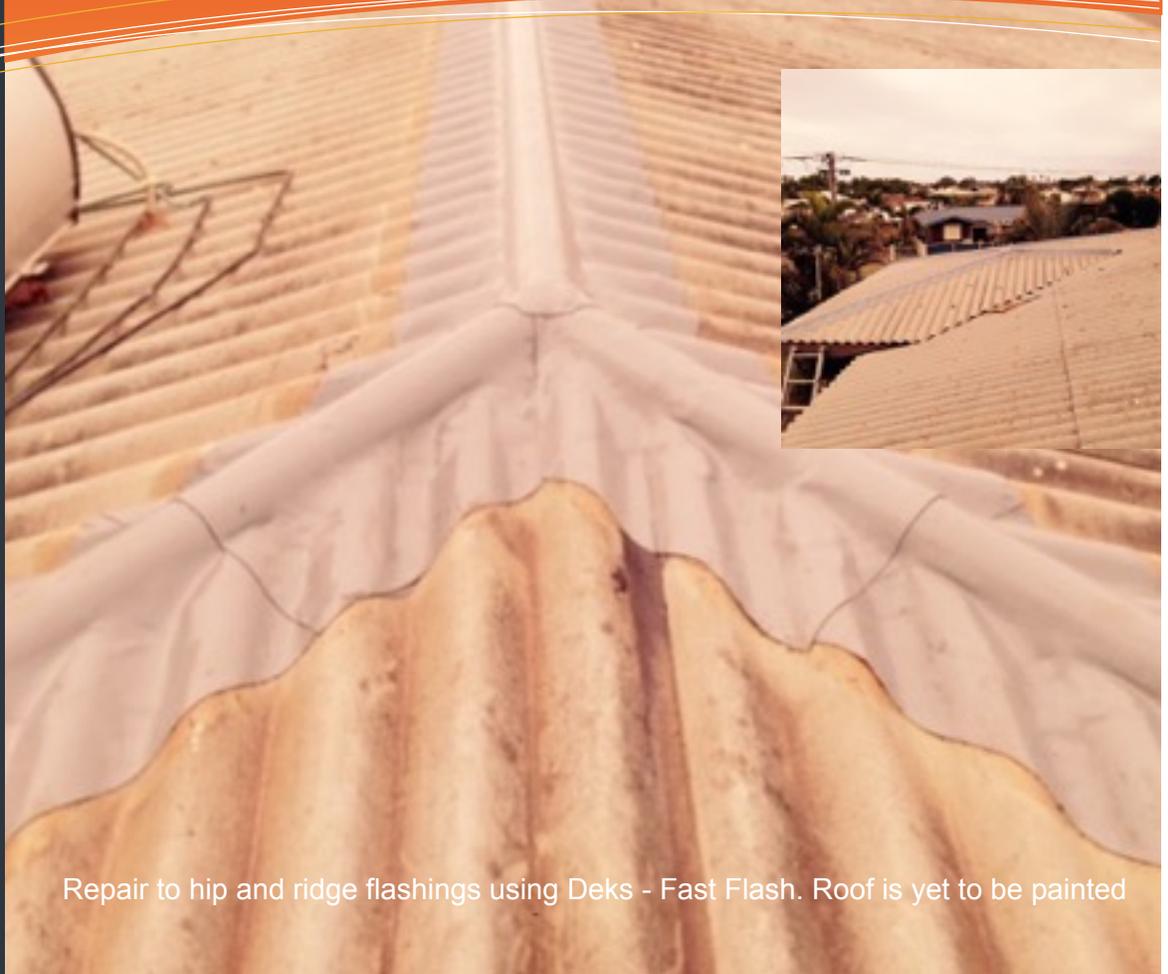
## Whats in this newsletter.

1. CYCLONE OLWYN - UPDATE
2. FULL ROOF REPLACEMENTS
3. REPAIRS TO 10A structures

## CONTACT US

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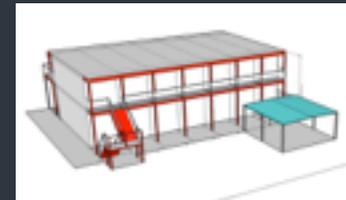


Repair to hip and ridge flashings using Deks - Fast Flash. Roof is yet to be painted

## 1. UPDATE ROOF REPAIRS - CYCLONE OLWYN

Repairs are currently commencing in Carnarvon and North after Cyclone Olwyn, with over 180 buildings surveyed by NWC, less than 10% of the homes required new roofs. Most of the repairs were damaged fencing, damaged hip and ridge flashings to homes and individual sheet removal and replacement. On review of the Australian Standards, discussions with the Building Commission of WA, Shire of Carnarvon, Insurance repairers, Insurers and the Assessors we quickly established that there were only two options available, either repair or replace. Since 80% of the homes in Carnarvon are ACM and 80% of the damages were minor damage to hips and ridges, various repair methods were reviewed. Repair methods included the use of Colorbond flashings for replacing ridges and hips, unfortunately this product relies on metal fixings and a large amount of sealants. After viewing the result of previous repairs, particularly the level of corrosion and being so close to the coast (less than 1km in most cases), achieving a warrantable water tight finish was going to be an issue. Deks, a specialist supplier of water proof fixings had released a product called "Fast Flash", and on testing the 560mm wide product, this was found to be an economically sound solution. Benefits included : - able to profile to the existing roof sheets, able to be painted, a 20 Year warranty, no metal fixings exposed to the salt, with the profiled roof sealed water tight. The above photo is the Deks product used in Carnarvon, (prior to painting), ridge profiles are provided by using 80-100mm PVC pipe formers under. (Photo supplied by Zinclad)

# CYCLONE OLWYN UPDATE



ENGINEERED

Insurance solutions



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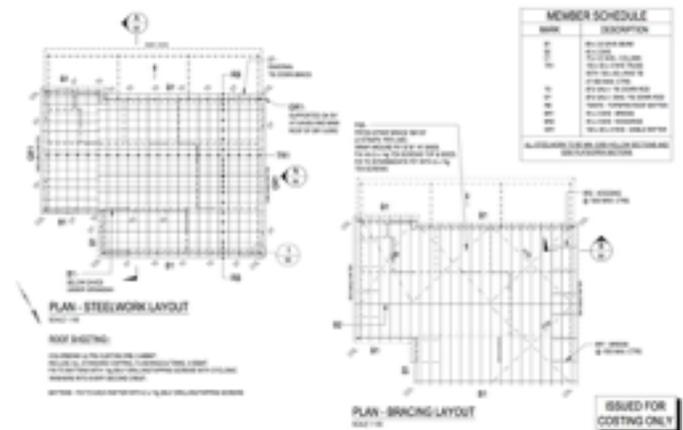
## 2. ROOF REPLACEMENT

A new 3x1 transportable home delivered to Carnarvon, rated to Cyclone D wind strength costs approx. \$200,000. Add the removal of the old home, replacement of the services plus driveways and patios, the expected costs are like to be over \$300,000 completed.

Replacement of a roof in a 50 year old home in Carnarvon has to meet the BCA requirements of 2015. The BCA requires that a 1A home is rated to Wind Region D which has an ultimate wind speed of up to 80m/s or 288km/hr. In 1999 the Insurance Council of Australia and Standards Australia put out a handbook on repairing aged homes after Cyclone damage, these Handbooks are still valid however they are prescriptive. In essence the handbook (HB132) does not allow for the reduction in standards of repair for Region D (a small strip and only in WA, which is 50km wide between Carnarvon - Karratha), unless dispensation is provided for by the Building Commission WA. On discussion with the Building Commission NWC we were advised that no dispensation for a reduction of standards was available.

With replacement, the design had to consider and include:- cost, build-ability, scope creep, and especially OHS issues, including:- minimising the removal, exposure and handling of the Asbestos. With some consideration, NWC designed a canopy styled roof, that meets the Building Code of Australia (BCA) and reduces the cost risk to all stakeholders. By including new materials in the roof design, there is a clear delineation in the construction which is easily supervised, installed and manufactured.

Costs are expensive due to the work required to upgrade the homes to Wind Region D, with costs of up to \$2000/m<sup>2</sup> considered the norm for a roof replacement in Carnarvon. Multiplying the area costs will almost be as much as total replacement.



## 3. GENERAL REPAIRS TO 10A structures.

Repairs to 10A buildings are considered relatively straight forward as these buildings are uninhabitable, with damages mostly light, e.g. wall and roof sheets removed. Re-fixing or installing new sheets to replace the loss is considered a satisfactory repair. However it was noted that a large proportion of these buildings were significantly dilapidated and hence the reason for most of the losses and some significant improvements.

Repairs and replacement work will be continuing for a number of months and likely extend in to 2016, NWC will be regularly in the region reviewing repairs and reconstruction over the coming months and

