

Preparing Your Strata Property for Storm Season

Australia typically experiences more bushfires, storms, floods and tropical cyclones from October to April. However, severe weather can occur at any time of year.

Storms can bring heavy rain, damaging winds, hail, lightning and flash flooding, sometimes with little warning. Regular maintenance and preparation can help reduce the risk of damage.



GET STORM READY

Regular maintenance can help prevent minor issues becoming major problems during severe weather.

Regularly:

- Clear gutters, drains, storm water grates and soakwells.
- Check roofs for damaged or loose tiles, sheets and fixings.
- Check windows, doors and skylights for leaks or deteriorated seals.
- Keep balcony and terrace drains clear.
- Check basements and garages for drainage issues.
- Maintain stormwater pumps and essential building services.
- Trim trees and remove damaged or overhanging branches.
- Ensure external fixtures such as awnings, solar panels and air-conditioning units are secure and in good condition.



WHEN A STORM IS FORECAST

Monitor official weather warnings and act early.

Where safe:

- Bring in or secure outdoor items including furniture, bins, pot plants and trampolines.
- Check drains, gutters and stormwater grates are clear.
- Close and secure common-area windows and doors.
- Check basement and garage drains are clear.
- Ask residents to secure items on balconies and terraces.
- Keep residents informed about the forecast and any action required.
- Keep an emergency pack and with keys, torches, batteries, first aid kit and water.

Stop outdoor preparations when conditions become unsafe. Always follow official warnings and emergency services advice.



CHECK YOUR INSURANCE

- Review your insurance cover regularly and understand the key terms, conditions and exclusions for weather events.
- Keep your policy schedule, PDS and BCB claims contacts safe and accessible.
- Keep current photos of common property and key assets to record their condition before an event.



AFTER A STORM

Prioritise safety. Stay away from damaged areas, fallen powerlines, floodwater and other hazards. Contact emergency services if safety is at risk.

When safe:

- Photograph or video damage before clean-up or repairs.
- Record the event date, time, nature and affected areas.
- Arrange reasonable emergency make-safe works to prevent further damage.
- Contact BCB as soon as possible.
- Keep quotes, invoices, receipts and correspondence.
- Use qualified and licensed contractors for inspections and repairs.

Storm Season Readiness Checklist

Use this checklist as a guide to prepare your strata property for storm season.

MAINTENANCE AND INSPECTIONS

- ☐ Clear gutters, drains, stormwater grates and soakwells.
- ☐ Check roof tiles, sheets, flashings and fixings
- ☐ Inspect windows, doors, skylights and seals
- ☐ Check balcony and terrace drainage
- ☐ Check basement and garage drainage
- ☐ Trim trees and remove damaged branches
- ☐ Check external fixtures and equipment are secure

BEFORE A STORM

- ☐ Monitor official weather warnings
- ☐ Secure outdoor furniture, bins, pot plants and loose items in common areas and on balconies
- ☐ Close and secure common-area windows and doors
- ☐ Check drains and stormwater grates are clear
- ☐ Keep residents informed about the forecast and any action required

CHECK YOUR INSURANCE

- ☐ Keep your insurance schedule, PDS and BCB claims contact details accessible
- ☐ Keep up to date photos of common property and assets

AFTER THE STORM

- ☐ Document any damage with photos or videos before clean-up or repairs
- ☐ Arrange reasonable emergency make-safe works to prevent further damage
- ☐ Contact BCB as soon as possible with a summary of what occurred
- ☐ Keep records of quotes, invoices, receipts and correspondence
- ☐ Carry out inspection and repair works using licensed contractors

How Can BCB Assist

BCB can help you understand and review your insurance cover, prepare for claims and support you through the insurance process if your property is affected by a storm.



Phone: [1300 987 940](tel:1300987940)



24/7 Emergency Assistance:
[1300 945 945](tel:1300945945)
(support provided by Johns Lyng Group)



Email: claims@bcb.com.au

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