

Journey to resilience

Building, raising or retrofitting a home can be a complex process, so this section provides guidance on who to speak to and what to expect, from planning through to construction.

The below is a guide only. Consult with a building industry professional to determine the pathway that best suits your proposed works.



Understand your flood risk

- Check council flood maps and reports.
- Consider the types of flood risk including frequency and severity.
- Consider the height of flood risk and how it may affect your home.



Review local regulations

- Contact your local council for guidance on regulations.
- Consult building and planning professionals, such as a town planner or architect.



Decide on raising or resilient retrofitting

- Consult a town planner and building certifier to understand if a Development Approval and Building Approval is required, especially if considering a home raise.
- Explore your resilient building options and materials if going ahead with a retrofit.



Contact professionals (as relevant)

- Building certifier: For certification and compliance.
- Town planner: For Development Approval.
- Architects/Designers: For customised plans.
- Engineers: For structural design and geotechnical engineering.
- Surveyors: For elevation data.
- Licensed builders: For construction management.



Preliminary works

For Home raising, you may need to engage:

- A structural engineer and geotechnical engineer for soil testing and structural design.
- An architect or building designer to prepare architectural plans for approvals and pricing.
- A surveyor to locate the property boundaries and building height.
- A town planner to facilitate development (planning) approval.
- A building certifier to provide building approval and certification.

For Resilient retrofits, you may need to consult:

- An architect or building designer to prepare architectural plans for pricing.

Confirm all professionals involved are suitably licensed.



Engage your builder

- Ensure your proposed scope and plans are clearly referenced in a building contract.
- Consult with building professionals or the Queensland Building and Construction Commission (QBCC) for support on building contracts.



Obtain approvals

- Ensure Building Approval is obtained if needed through a building certifier.
- Submit plans to the building certifier to lodge with council.



Once your plans have been approved, you are ready to start construction.

The QBCC's Home Owner Hub is your five-step guide to building and renovating - from planning to completion. Get it right from the start. Visit www.qbcc.qld.gov.au/home-owner-hub