

ELEVATION



VICTORIA
BODY CORPORATE
SERVICES PTY LTD

your strata care company

VBCS' role in maintaining common property

Central to our business is advising Owners Corporations on the repair and maintenance of common property. Our duties in this regard are three-dimensional.

First, there is a statutory duty to maintain and repair common property that sets Owners Corporations apart from other property owners or agents. This is a strict duty and can result in damages being awarded for property damage, as well as personal injury and death.

The second duty is the general common law duty of care for all property owners to see no foreseeable harm comes to those who enter the property, whether invited or not. Applicable building codes and Australian standards are relevant to understanding this duty of care.

Thirdly, duties of care and due diligence arise under work health and safety laws for those using the common property, even temporarily, for work or to do work on the common property itself and to those non workers at risk by this work. These duties will result in maintenance and repair work to keep the common property safe for visiting workers.

A regime as strict and as complicated as this can be both expensive and frustrating for owners. Training we have undertaken recently in this area will help us make these duties and responsibilities easier for you to manage.