



## Body Corporate and Community Management

### Online Training – Unit 4 – Maintenance

#### Topic 08 – Responsibility for maintenance – pest control

Following from the general maintenance principles, the **body corporate** is usually responsible for any pest inspection, prevention and treatment work carried out on common property. A **lot owner** is individually responsible for any pest inspection and treatment carried out within their lot.

In the case of termites, if, under a building format plan where the common property is immediately adjacent to the building and an infestation originating from common property has resulted in work being carried out to repair an owner's lot, an adjudicator has ordered that the cost of the consequential damage is to be paid by the body corporate ([Torquay One Eight Five \[2019\] QBCCMCmr 125](#)).

Under a standard format plan of subdivision, adjudicators have also held that where there has been evidence of termite infestation on the common property for the scheme, each lot owner has an obligation to take preventative measures to maintain their lot in good condition ([Clearwater on Burleigh Cove \[2020\] QBCCMCmr 516](#)).

For a standard format plan, in situations where the lots in a building have a common wall with other lots, it has previously been found that it would be sensible for the owners to agree on the implementation and cost of a preventative termite treatment and system. The body corporate can co-ordinate the service with the owners' agreement ([Garden City Estate \[2007\] QBCCMCmr 531](#)).