

The Montego Residences CTS 32496

RE: Deck/Joist Conditions and Maintenance

Deck maintenance responsibilities are as follows:

- Substructure of decks (joists and bearers) – Body Corp responsibility
- Decking boards, fascia etc – Lot Owners ownership and responsibility

Dependent on the build stage of a Lot there are some variations for responsibility.

All owners have a duty of care to ensure all their decks are safe, correctly maintained and in good order.

Recently, the Body Corporate Committee requested a visual check of decks both waterside and dayside be carried out by Grant Huston – Manager. The visual check did not include exclusive use areas.

Several decks appear to be in a poor condition:

Possible reasons for this:

- Poor owner deck maintenance (oiling should occur at least every 12 months)
- Open to the weather (wind & rain)
- Harsh environment (salt water from the lake)

Poor initial building standards (unseasoned timber etc.)

Large pot plants containers without saucers to catch water

- Consequence of having pets on the decks.
- Combination of the above

To properly replace/repair the joists will require all the decking boards to be removed to allow full access to the joists. From previous examinations, the rotting is normally on the top section of the joists to an approximate depth of 30mm and is generally not visible until the decking boards are removed.

Payment (Body Corporate or Owner) for the repair of the joists is complicated due to the number of factors including:

- The condition of the existing decking boards
- The condition of existing joists
- How many joists are affected.

The cost for the owners would be either:

1. Purchase and install new decking boards, or;

Reinstall existing decking boards, including any additional decking boards that may be damaged during decking removal. This cost is the owner's responsibility.

3. The disposal of any damaged or surplus decking boards

Owners should also:

1. Apply suitable protection to the decking boards (decking oil etc.). Any oil/stain used must be compatible and suitable for the environment.

2. Maintain any fascia boards or steps as necessary.

3. The disposal of any damaged or surplus decking boards

Each deck repair is unique; the body corporate will work with owners to obtain the most suitable solution and outcome for each situation.