ROOF WATERPROOFING

Condo vs Landed Roof Leaks: Who Should Arrange Repairs?

By DirectHome Team Updated 15 September 2026 4 min read Explore our roof waterproofing service ↗

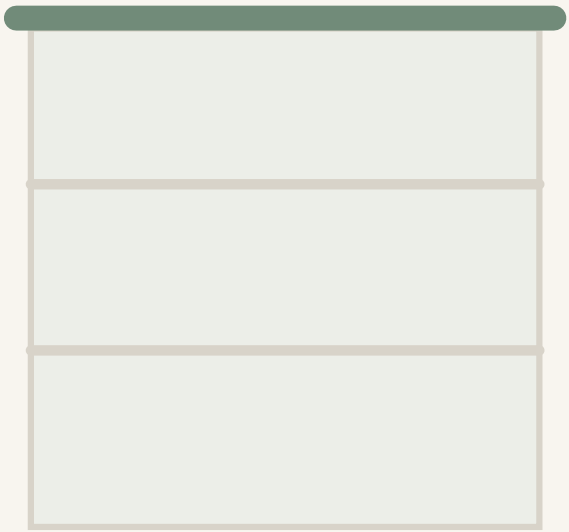
Who arranges a roof repair depends on ownership and responsibility for the affected roof. A landed homeowner may be responsible for their own roof, while a condominium leak can involve common property and the management corporation. Establish that responsibility before appointing a contractor, including where a private terrace sits above another unit.

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Ownership changes the route





Landed owner

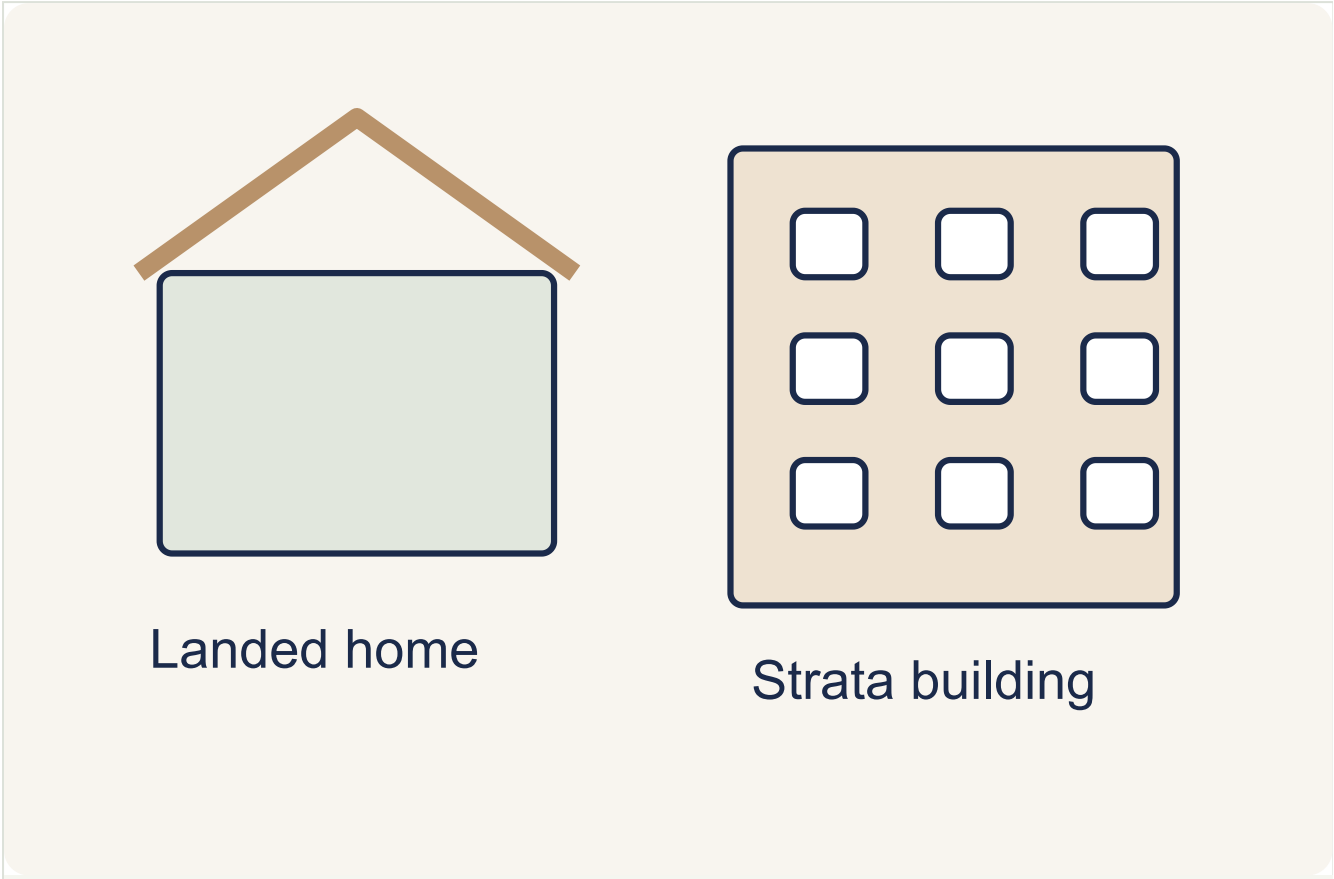
Own project scope

Strata setting

Check title / MCST

A landed owner usually commissions their own roof work. In a strata setting, title and management responsibilities need checking first.

Two Very Different Situations

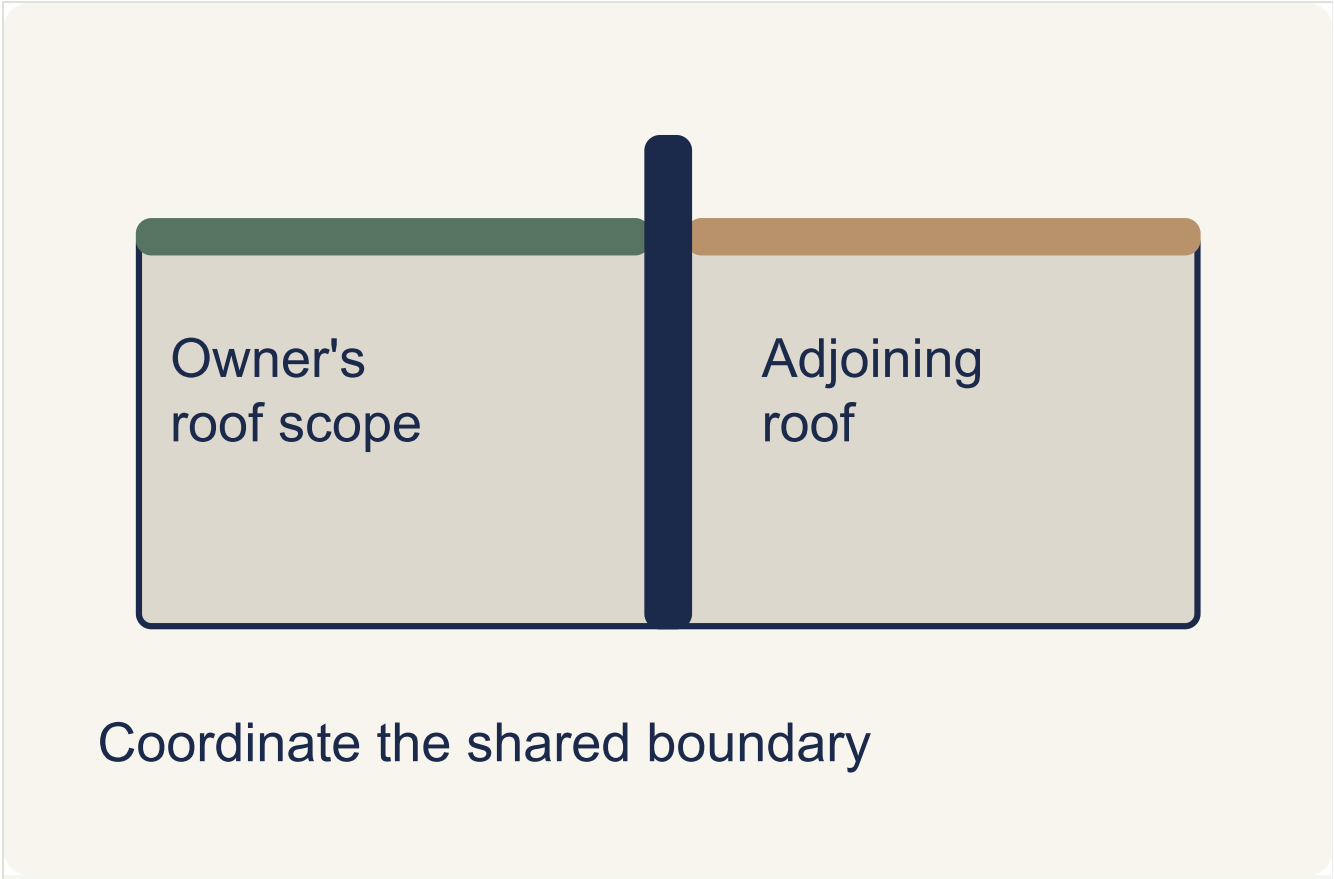


A landed home and a strata building can place responsibility for roof work with different parties.

For an individually owned landed house, the owner normally arranges the roof work. In a strata development, responsibility depends on the strata boundaries and whether the affected element is common property. A top-floor location alone does not settle who must arrange or pay for the repair.

This single difference changes everything: who you call, who has to approve, how the cost is allocated, and what happens if it leaks again.

Landed Property: Direct Control



Work near a shared roof edge needs the affected boundaries and adjoining responsibilities established.

A landed owner can choose a contractor and agree the roof repair, subject to applicable permissions, boundaries and safety requirements. Put the contracting party and warranty issuer in writing. Shared details and neighbouring property may still affect what can be done.

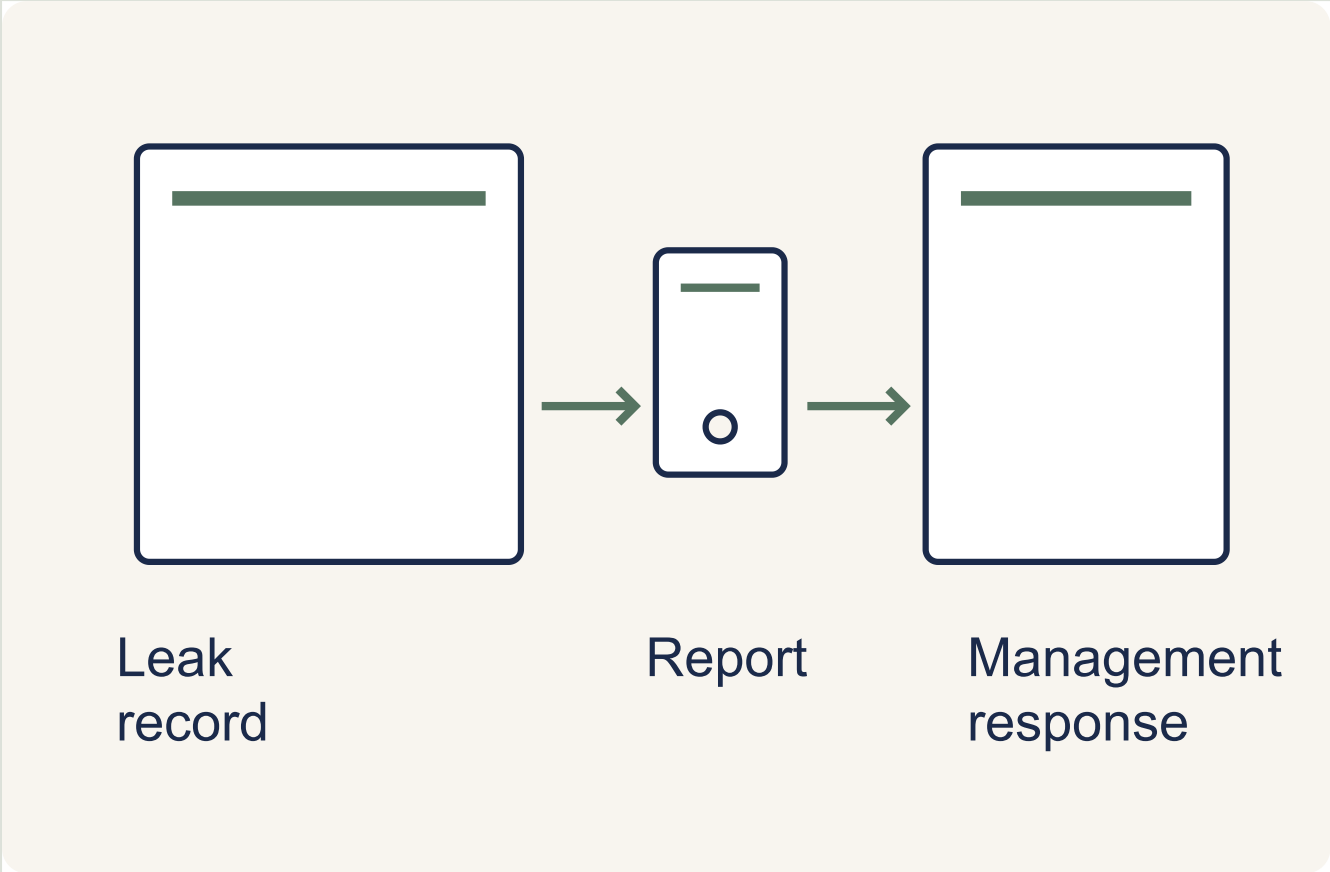
For terrace and semi-detached homes, party walls and parapet walls can complicate things. If a leak from your roof is affecting your neighbour's wall, both sides may need to coordinate. A good waterproofing contractor will flag this during the site visit and document the boundary clearly.

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Condo Top-Floor Units: MCST Territory

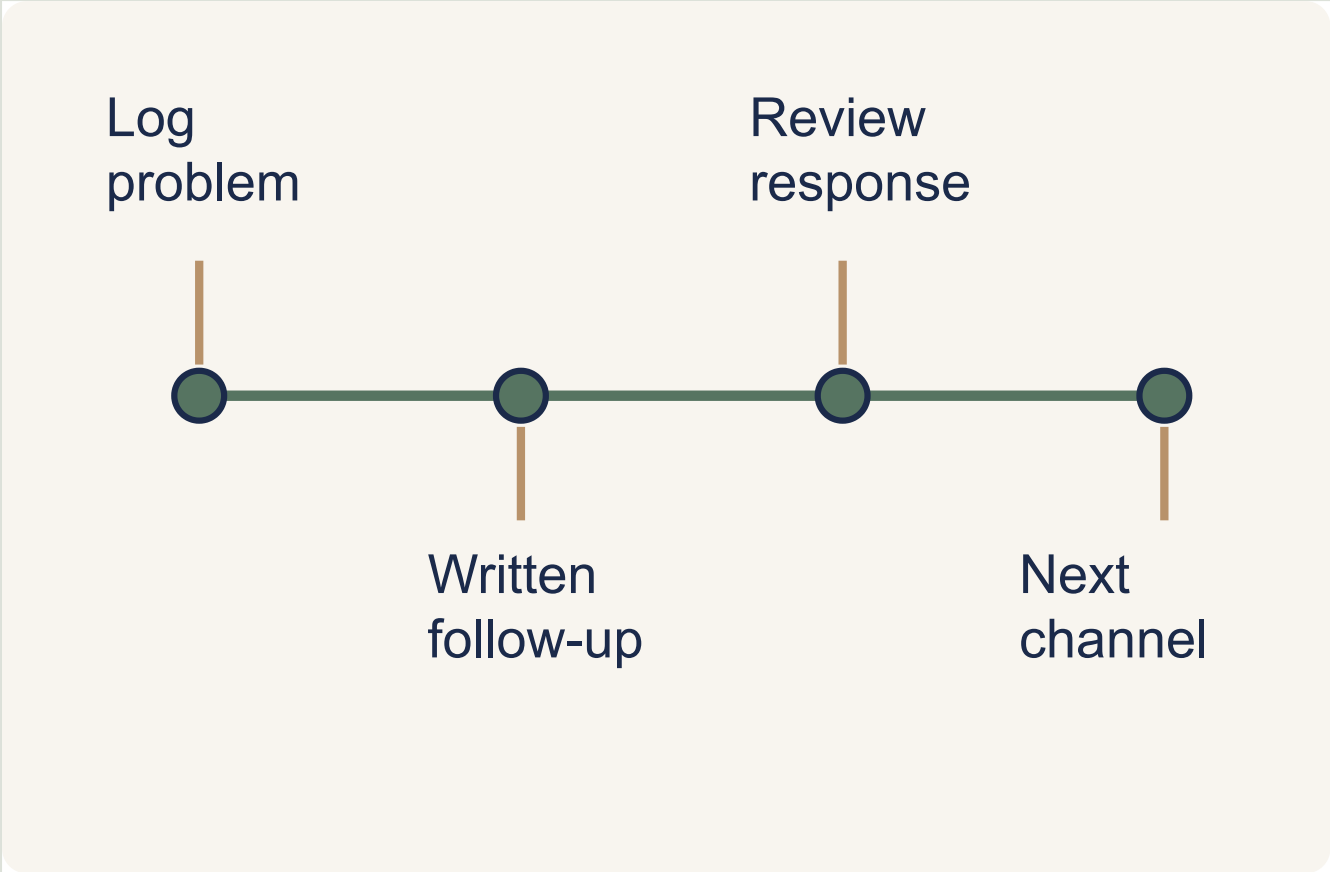


A clear leak record helps management investigate a reported common-property concern.

For a suspected common-property roof leak, notify the managing agent or MCST first and ask for an inspection. Check the strata plan and governing requirements before arranging work yourself. Unauthorised work can create disputes, but it does not automatically erase every possible claim.

Notify the managing agent in writing, keep photographs taken safely and ask for the inspection and response arrangements. Refer to the development's governing documents when clarifying consent or responsibility. An inspection should identify the cause before a repair is authorised.

When the MCST Drags Its Feet

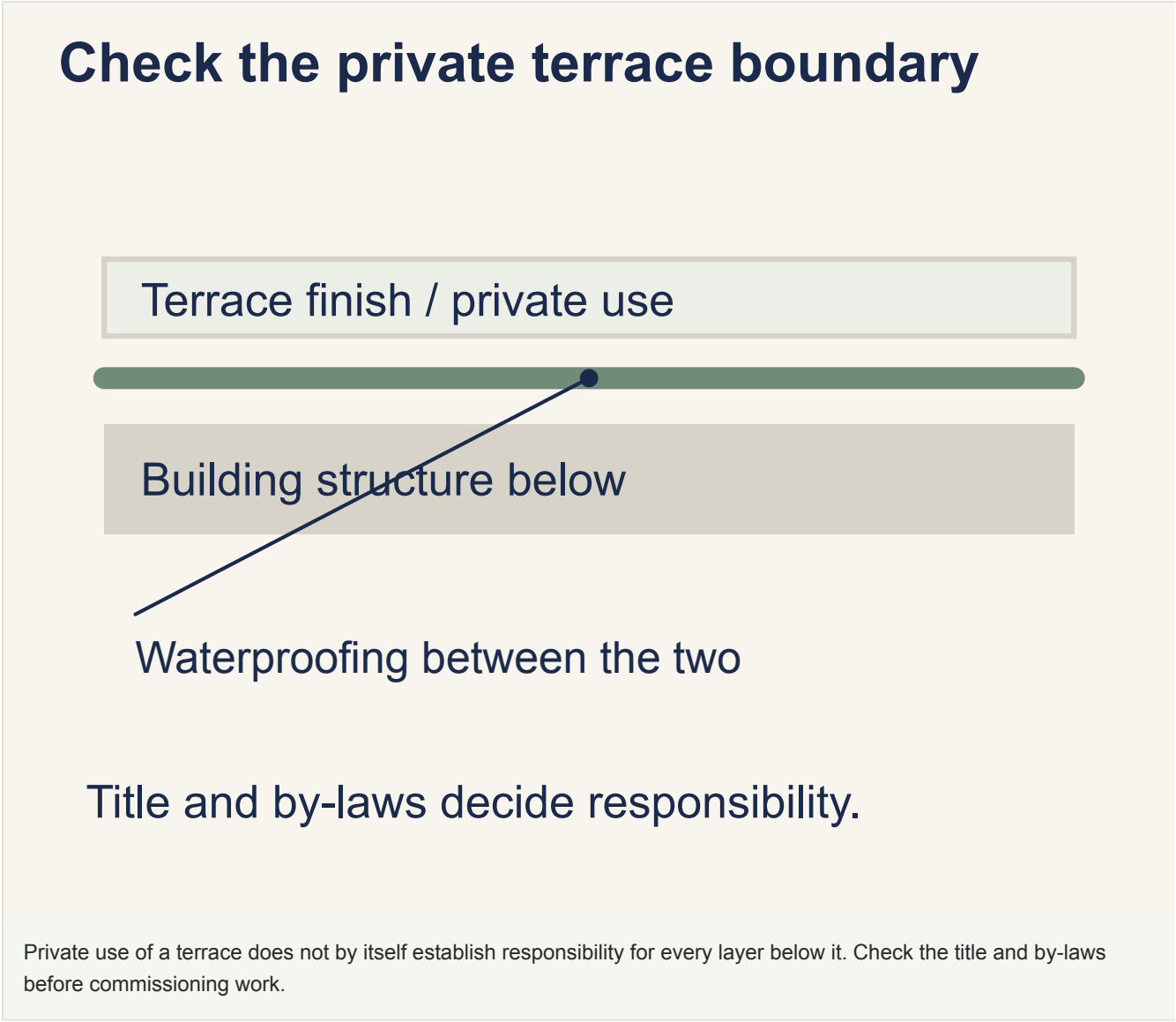


Keep the problem record, written follow-up and management response together when reviewing further action.

If the response is delayed, keep a written timeline and ask the managing agent and council for a decision and repair programme. Where the dispute remains unresolved, seek advice about the appropriate strata-dispute process. Do not assume the delay proves the development lacks funds.

Document interior damage from a safe position and contact your insurer about urgent protective work. Obtain agreement where possible before incurring costs you expect another party to repay. Reimbursement and liability depend on the facts and applicable obligations; keeping receipts does not guarantee recovery.

Penthouse Roof Terraces and Private Roof Decks



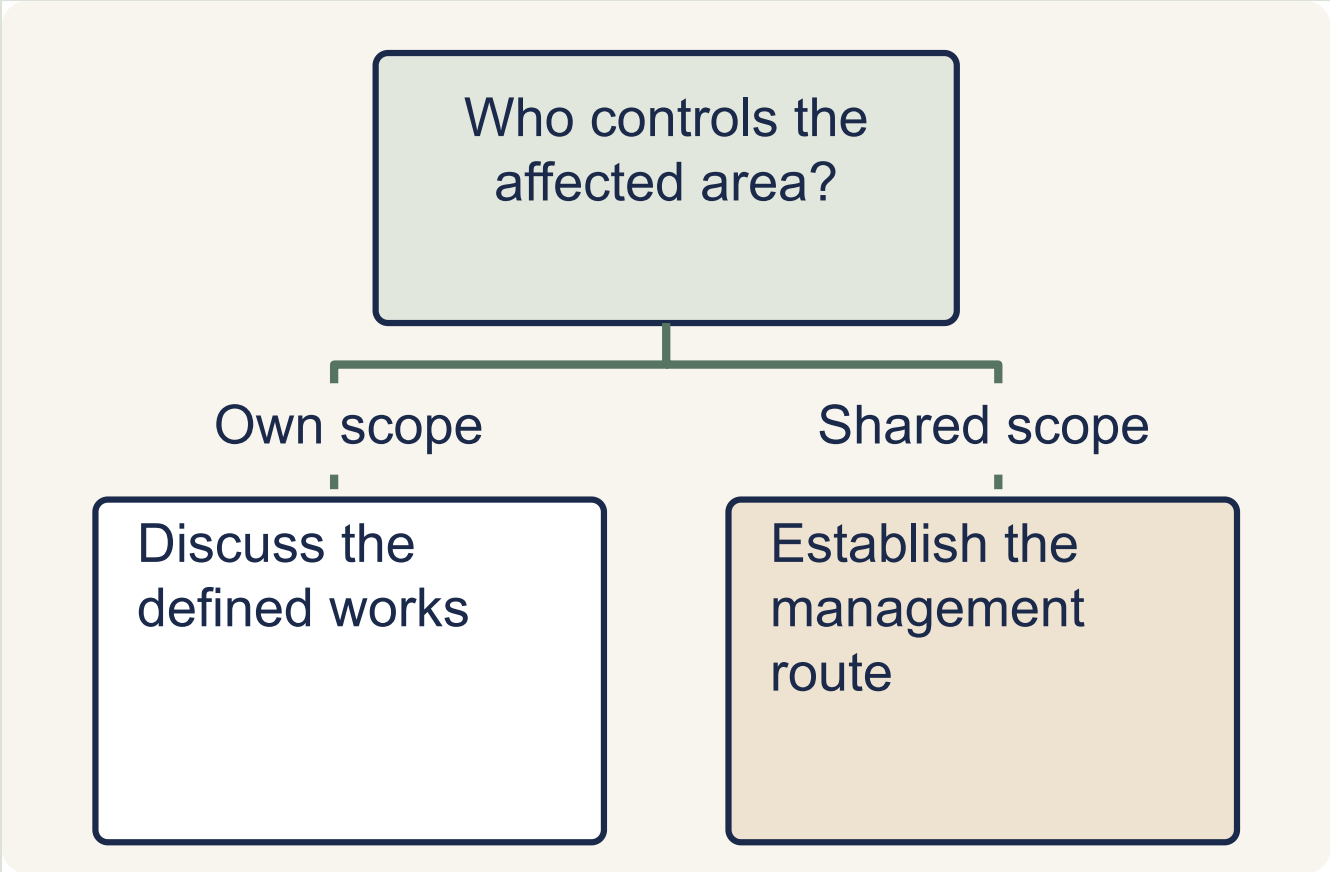
Private use of a terrace does not by itself establish responsibility for every layer below it. Check the title and by-laws before commissioning work.

A private roof terrace can contain elements with different ownership and maintenance responsibilities. Do not assume that a membrane is common property simply because it protects the building below. Ask the managing agent to identify the strata boundary and the basis for its position, and obtain professional advice if that is disputed.

Before altering a roof terrace, establish the required management consent and any authority approvals. Ask how the work will affect shared drainage, adjoining elements and existing warranties. Keep the approved scope and conditions with the contractor's quotation.

The visible surface, underlying structure and drainage may not all have the same maintenance responsibility. A terrace owner can therefore control a finish without automatically controlling every element beneath it. The practical next step is to locate the relevant boundary and identify the defective part. That separates the technical diagnosis from the question of who can authorise work, and avoids hiring a contractor for an area the owner cannot alter independently.

How DirectHome Fits In



Establish who controls the affected area before choosing the route for commissioning work.

For a landed roof discussion, send DirectHome the leak history, current finish and any available drawings. A written proposal should explain the diagnosis, repairs and warranty rather than assuming every leak requires complete waterproofing.

For a strata property, include the managing agent's response and any relevant plan or consent conditions. Resolve responsibility and access before appointing a contractor. Confirm the assessment service and any report you need rather than assuming it will establish a legal claim against the MCST.

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