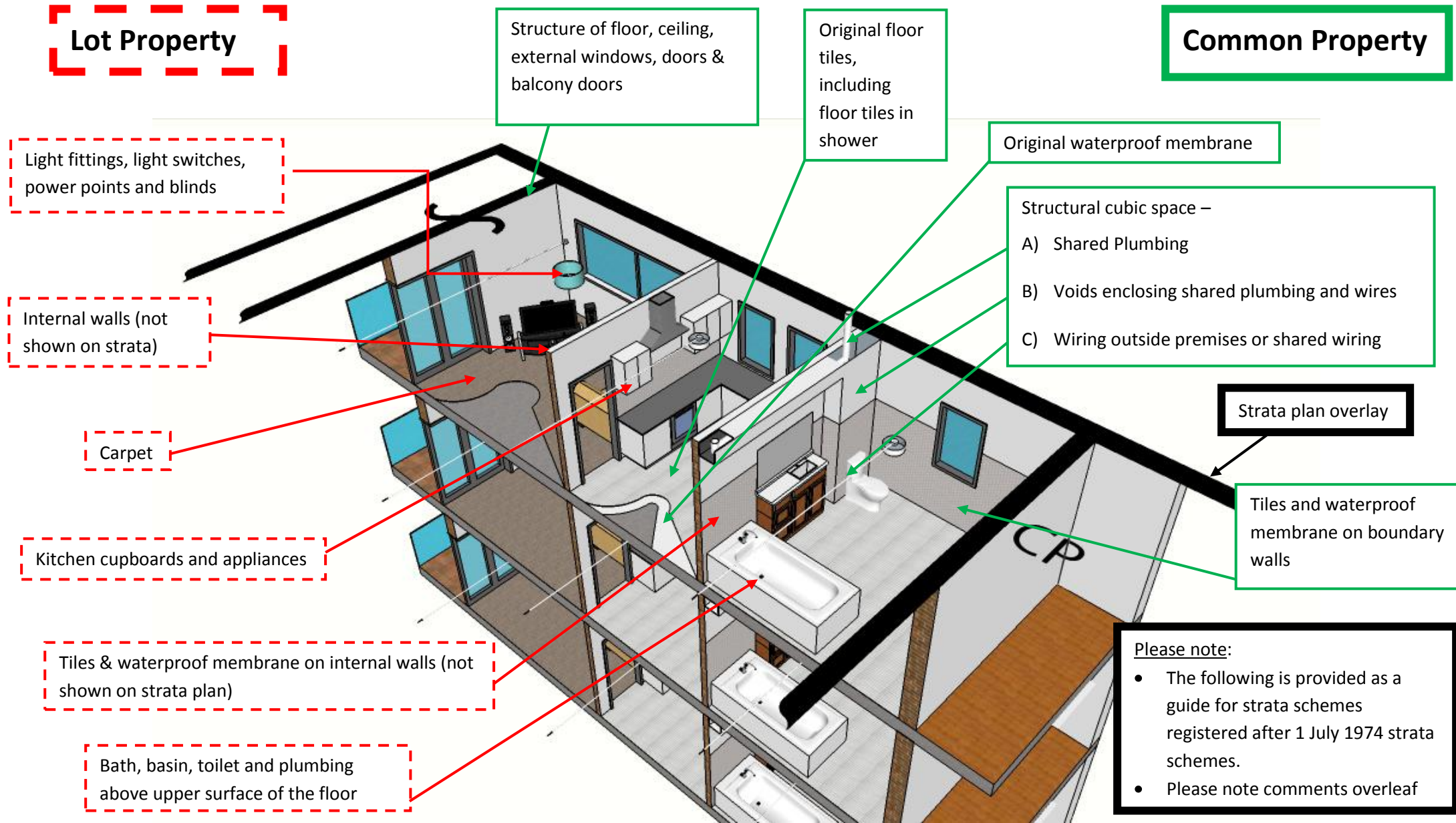


What Do I Own & What is Common Property?



Lot Property

Common Property

Light fittings, light switches, power points and blinds

Internal walls (not shown on strata)

Carpet

Kitchen cupboards and appliances

Tiles & waterproof membrane on internal walls (not shown on strata plan)

Bath, basin, toilet and plumbing above upper surface of the floor

Structure of floor, ceiling, external windows, doors & balcony doors

Original floor tiles, including floor tiles in shower

Original waterproof membrane

Structural cubic space –
 A) Shared Plumbing
 B) Voids enclosing shared plumbing and wires
 C) Wiring outside premises or shared wiring

Strata plan overlay

Tiles and waterproof membrane on boundary walls

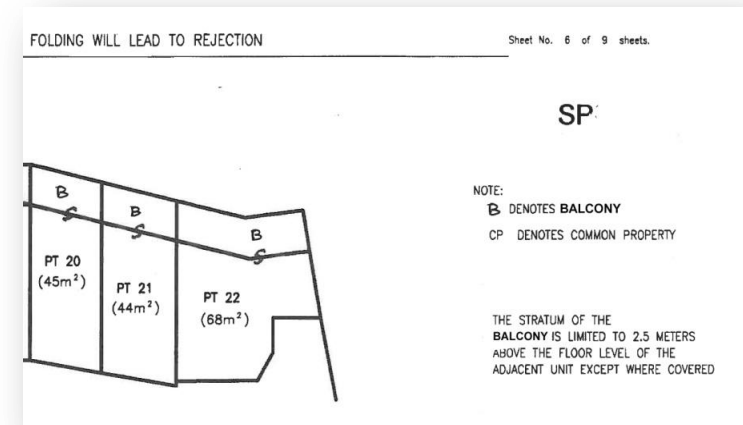
Please note:

- The following is provided as a guide for strata schemes registered after 1 July 1974 strata schemes.
- Please note comments overleaf

Comments:

For any lot owner and for an owners corporation, the really important question of who owns what needs to be established as the answer will dictate how a strata scheme is correctly managed and who is responsible for what parts of a strata scheme.

The picture adjacent is an extract from a typical strata plan. Clearly this does not tell you all of the details about what is common property and what is lot property, which is described by the relevant legislation and case law.



General position (subject to exceptions)

The general rule applicable to the majority of strata schemes registered after 1 July 1974 is:

- The structures located on the solid thick line, such as, that shown above at the registration of the strata plan are common property.
- The ceiling, the structure of the floor including fixed tiles or floorboards, the electrical wiring located in the ceiling, external windows and balcony doors are usually all items of common property.
- Internal walls, not shown on a strata plan are lot property and a structure located on a thin line is usually lot property.
- Carpet, light fittings, blinds, curtains, toilet bowls, bath tubs and kitchen cupboards will all usually be lot property and the responsibility of a lot owner.

There is no 'one size fits all' answer so if in doubt, ask an expert to work it out.

Prepared by David Bannerman and Sven Bjerckhamn

6 May 2014