

Common Property Maintenance



STRATA SCHEME is a building, or collection of buildings, where the property that each individual owns is called a 'lot' (for example, an apartment, villa, or townhouse) all the owners share ownership of and responsibility for the common property such as external walls, foyers and driveways.

Some strata schemes sit within the 'umbrella' of a community scheme. As the name suggests, a community scheme is essentially a community containing several individual strata schemes. Each scheme is managed individually and has representation on the community scheme committee, which manages shared spaces such as community halls and parks.

The Owners Corporation is a legal entity that comprises all lot owners within a strata scheme. Their primary role is to manage and maintain the common property within the strata scheme while ensuring compliance with all applicable laws and regulations.

The Owners Corporation has several crucial responsibilities. They are responsible for managing and maintaining the common property, including tasks such as repairing shared facilities, maintaining the building structure, and keeping common areas clean and safe.

In addition, the Owners Corporation is tasked with raising and managing funds required for maintaining and repairing the common property. They set levies that individual lot owners must pay to cover these costs.

Administering the strata scheme is another key responsibility of the Owners Corporation. They must administer the strata scheme in line with applicable laws and regulations, which includes keeping proper records and holding regular meetings to discuss issues and make decisions. Typically, a strata manager oversees the day-to-day management and administration of the strata scheme on behalf of the Owners Corporation.

When you purchase a lot in a strata scheme, you become an owner of that lot as well as part of the owners corporation. As a result, you share the responsibility with other owners to maintain and contribute to the strata scheme.

What do you own and what is common property?

According to the definition of lot space within a strata scheme, it refers to the cubic airspace that is enclosed by the inner surface of the boundary walls, the underside of the ceiling, and the upper surface of the floor.

Based on this definition, for example, the individual lot owners are responsible for maintaining the plumbing located within the internal walls, under their bathroom vanity or kitchen cabinets. However, the plumbing that is situated inside the walls is the responsibility of the Owners Corporation.

Regardless of who pays for the repairs, it is imperative that only licensed tradespeople are engaged to complete the work. It's also a good idea to compare at least three quotes before using a contractor.

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