

WHAT IS OWNERS CORPORATION PROPERTY?

The lot owner owns the inside of the unit but not the main structure of the building. Usually the four main walls, the ceiling, roof and the floor are common property. The basic rule is that everything inside a lot is the owner's property which includes all internal walls, fixtures, carpet and paint on the walls.

Areas of common property (Owners Corporation property) boundaries of each lot are generally formed by:

- The upper surface of the floor (but not including carpet);
- The under surface of the ceiling;
- All external or boundary walls (including doors and windows).

Common property (Owners Corporation property) can include such things as:

- Pipes in the common property (Owners Corporation property) or servicing more than one lot;
- Electrical wiring in the common property (Owners Corporation property) or servicing more than one lot;
- Originally installed parquet floors, ceramic tiles, floor boards, vermiculite ceilings, plaster ceilings and cornices;
- Most balcony doors are usually common property (Owners Corporation property) if the strata plan was registered after 1974;
- The slab dividing two storeys of the same lot or one storey from an open space roof area or garden areas of a lot (e.g. a townhouse or villa), is usually common property (Owners Corporation property) if the strata plan was registered after 1 July 1974, unless the registered strata plan says it is not.