

COASTALSTRATA

WHO'S RESPONSIBLE GUIDE

COMMUNITY & NEIGHBOURHOOD ASSOCIATIONS

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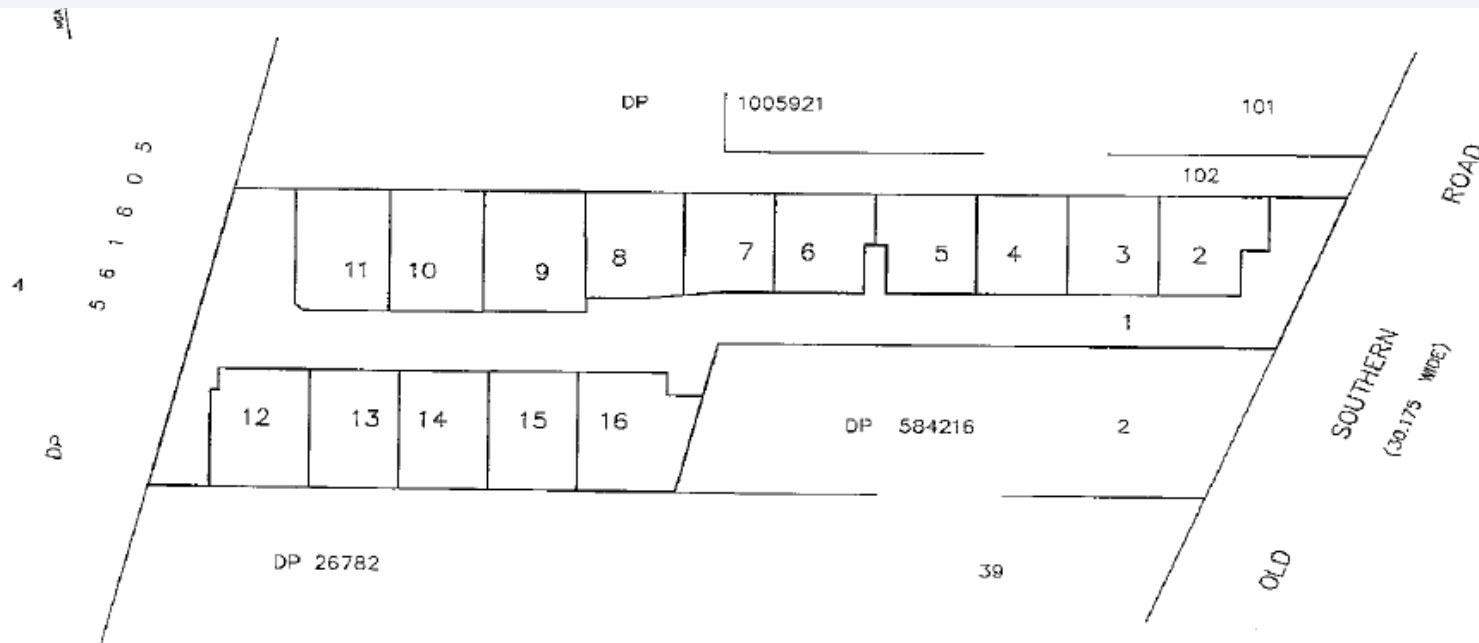
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COMMUNITY & NEIGHBOURHOOD ASSOCIATIONS

What is a community title scheme? - Community schemes range from rural subdivisions to large closed communities with private roads and extensive community recreational facilities such as pools, tennis courts and golf courses.

When you buy a lot, you own the individual lot as well as share the ownership of community property with people who own the other lots. The community property is always shown on the plan as Lot 1.

Who pays for repairs? - It is important to note that unlike a strata scheme each lot a community / neighbourhood association is individually owned and is therefore the individual owners responsibility to repair and maintain any structure within their lot in accordance with the Management Statement.



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HOW TO USE THIS GUIDE

This guide outlines which building elements are part of the lot and which are community property. It is general in nature and is not tailored to your specific community / neighbourhood scheme.

Who's Responsible? The owner (O) or the community association (CA).

INTERIOR

Floors

Item	Who's responsible O / NA	Notes
Floor coverings (floor boards, floating timber floors, carpet, linoleum)	O	Part of the lot and therefore the owner's responsibility.
Floor and wall tiles	O	Part of the lot and therefore the owner's responsibility.
Skirting boards	O	Part of the lot and therefore the owner's responsibility.

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Walls

Item	Who's responsible O / OC	Notes
Gyprock / wall surfaces	O	Part of the lot and therefore the owner's responsibility.
Curtains / blinds / window coverings	O	Part of the lot and therefore the owner's responsibility.
Paintwork	O	Part of the lot and therefore the owner's responsibility.

Ceilings

Item	Who's responsible O / NA	Notes
Gyprock / wall surfaces	O	Part of the lot and therefore the owner's responsibility.
Curtains / blinds / window coverings	O	Part of the lot and therefore the owner's responsibility.
Paintwork	O	Part of the lot and therefore the owner's responsibility.

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Kitchen

Item	Who's responsible O / NA		Notes
Dishwasher / sink	O		Part of the lot and therefore the owner's responsibility.
Exhaust fans	O		Part of the lot and therefore the owner's responsibility.
Floor and wall tiles	O		Part of the lot and therefore the owner's responsibility.
Kitchen cupboards	O		Part of the lot and therefore the owner's responsibility.
Oven / stove top	O		Part of the lot and therefore the owner's responsibility.

Bathroom

Item	Who's responsible O / NA		Notes
Bath	O		Part of the lot and therefore the owner's responsibility.
Bathroom cabinet and mirror	O		Part of the lot and therefore the owner's responsibility.
Exhaust fans	O		Part of the lot and therefore the owner's responsibility.
Hot water service	O		Part of the lot and therefore the owner's responsibility.
Plumbing	O	NA	<p>Any pipe, cable, ducting, plug or the like that is for the exclusive use of the lot, then if it breaks:</p> <ul style="list-style-type: none"> • Within the lot – owner's responsibility • Outside the lot or in a wall, floor or ceiling that abuts to either common property or another lot – neighbourhood association's responsibility.

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Shower screen / head / taps	<input type="radio"/>		Part of the lot and therefore the owner's responsibility.
Toilet bowl / cistern	<input type="radio"/>		Part of the lot and therefore the owner's responsibility.
Water leaking from shower	<input type="radio"/>		Part of the lot and therefore the owner's responsibility.

Electrical

Item	Who's responsible O / NA		Notes
Air conditioning systems (if installed)	<input type="radio"/>		Part of the lot and therefore the owner's responsibility.
Exhaust fans	<input type="radio"/>		Part of the lot and therefore the owner's responsibility.
Light and power wiring	<input type="radio"/>		Part of the lot and therefore the owner's responsibility.
Light switches	<input type="radio"/>		Part of the lot and therefore the owner's responsibility.
Light fittings	<input type="radio"/>		Part of the lot and therefore the owner's responsibility.
Smoke detectors	<input type="radio"/>		Part of the lot and therefore the owner's responsibility.
Telephone socket	<input type="radio"/>		Part of the lot and therefore the owner's responsibility.

EXTERIOR

Roof / Walls

Item	Who's responsible O / NA	Notes
Walls	<input type="radio"/>	Part of the lot and therefore the owner's responsibility.
Roof surface (tiles / colorbond sheets etc)	<input type="radio"/>	Part of the lot and therefore the owner's responsibility.
Guttering & downpipes	<input type="radio"/>	Part of the lot and therefore the owner's responsibility.
Skylights (if installed)	<input type="radio"/>	
Additional comments:		

Windows

Item	Who's responsible O / OC	Notes
Flyscreens	<input type="radio"/>	Part of the lot and therefore the owner's responsibility.
Locks	<input type="radio"/>	Part of the lot and therefore the owner's responsibility.

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Courtyard / Garden space

Item	Who's responsible O / OC		Notes
Deck, pergola / steps	O		Part of the lot and therefore the owner's responsibility.
Fencing	O	NA	<p>If they are shown as a thick line on the strata plan then they are deemed a common wall and the responsibility of the owners corporation. However, if they are shown as a thin, dotted or no line on the strata plan then they are treated in accordance with the Dividing Fences Act and are treated as follows:</p> <ol style="list-style-type: none"> 1. Divides two lots. Each owner is responsible 50/50 2. Divides one lot from common property. The owner is responsible 50% & the owners corporation is responsible 50% 3. Divides one lot from the adjoining property. The owners corporation are responsible for 100% of its share.
Tree trimming / removal	O		A tree growing in a courtyard is deemed to belong to the owner and they are responsible for all pruning, removal or damage caused from the tree irrespective of whether some of the branches extend beyond that lot.
Rain water tanks	O		Part of the lot and therefore the owner's responsibility.

Community schemes

The Registrar General's Directions for Community Schemes are an initiative of NSW Land Registry Services (NSW LRS). Their intention is to establish NSW LRS requirements for community scheme plans and thereby reduce delays by minimising the raising of requisitions on documents lodged for registration. They set out information needed by surveyors, solicitors and others in the preparation of community scheme plans (including Community, Precinct and Neighbourhood plans) and associated instruments.

What is a community scheme?

All community schemes are depicted in community plans. The community plan is a subdivision of a parcel of Real Property land into three or more separate lots. The lot numbered 1 is association property. The association property is similar to common property in a strata scheme and is owned by an association comprising the registered proprietors or each of the other lots.

For the purpose of this explanation community schemes include schemes based on community plans, precinct plans and neighbourhood plans.

Legislation

With regard to community schemes in NSW LRS, the relevant legislation includes, but is not limited to, the following:

- [Community Land Development Act 1989](#)
- [Community Land Development Regulation 2018](#)

Other legislation which is relevant to community schemes but not necessarily to NSW LRS is:

- [Community Land Management Act 1989](#)
- [Community Land Management Regulation 2018](#)