

Craig Pursell
LTO

Dear Craig,

Thank you for your invitation to again contribute to a review of the Strata Titles Act. I refer to my earlier submission as well.

MANAGEMENT STATEMENT

A management statement should be required for all strata developments. Amongst other things it should comprehensively establish what is common property, what are the common services and what are the maintenance responsibilities of the body corporate / individual lot owners.

REQUIREMENTS FOR A STRATA PLAN

In my opinion, divided ownership of lot boundary walls should be avoided wherever possible. There are inherent management issues associated with owning a wall to the centreline only, where responsibility can be divided between the body corporate and lot owners. This is particularly messy when doors and windows are located in a wall and responsibility is not clear.

Obviously, there are many situations where internal building walls must be shared between adjoining lots, but not so for external building walls and walls adjoining common property. Where there is a desire to label external surfaces as common for the sake of maintaining future architectural uniformity, then the matter could form part of a management statement or by-law.

Also included in a management statement as part of the strata plan, should be details of responsibility in relation to shared ownership of lot boundary structures.

Regards,
Rod Heather

R C HEATHER
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