WHAT IS A
COMMUNITY ASSOCIATION?

A visual starter pack for owners, committees and strata professionals

WHAT IS A COMMUNITY ASSOCIATION?

A community association manages association property shared across a larger development containing separate subsidiary schemes or development lots.

Think of it like this...

- Several communities share roads, parks, facilities and services.
- The association coordinates the shared property.
- Each subsidiary scheme still manages its own property.

KEY DOCUMENT

- Registered management statement
- Plans, diagrams and by-laws
- Shared-service and cost-allocation rules

READ THE STATEMENT BEFORE DECIDING

HOW THE COMMUNITY FITS TOGETHER

ONE COMMUNITY - SEPARATE SUBSIDIARY SCHEMES - SHARED ASSOCIATION PROPERTY

WHAT THE ASSOCIATION DOES NOT LOOK AFTER

- Inside a lot or apartment
- A subsidiary building's own common property
- Lot-owner renovations or belongings
- Decisions reserved for an Owners Corporation
- Anything the management statement allocates elsewhere

QUICK QUESTIONS OWNERS ASK

Do I still have an Owners Corporation?

Yes, if the property also sits within a strata scheme.

Why can there be two levies?

One may fund the subsidiary scheme and another the wider association.

Who reports shared-property problems?

Contact the association secretary or managing agent.

WHAT SHARED PROPERTY MAY INCLUDE

- Roads and gates
- Parks and landscaping
- Pools and shared utilities

WHO DECIDES?

- Association at general meetings
- Committee within authority
- Manager only within delegation

WHO PAYS?

- Association contributions fund shared matters
- Each subsidiary scheme funds its own property
- Check the registered allocation

STRATA IQ ACADEMY

Prepared by Silvestro Musumeci | Founder, STRATA IQ Academy

CONNECTED LEARNING: BMC & Community Association Learning

Law checked: 27 Aug 2026 | Next review: 27 Feb 2027

Sources: NSW Government - Community and neighbourhood schemes; Community Land Management Act 2021 (NSW).