

WHO REPAIRS WHAT IN A STRATA BUILDING?

A visual guide to common property and lot-owner responsibility

WHAT IS COMMON PROPERTY?

Common property is the part of the strata building owned collectively by all lot owners through the Owners Corporation.

Think of it like this...

- ✓ The structure and shared services support every apartment.
- ✓ The Owners Corporation organises common-property repairs.
- ✓ All owners contribute through strata levies.

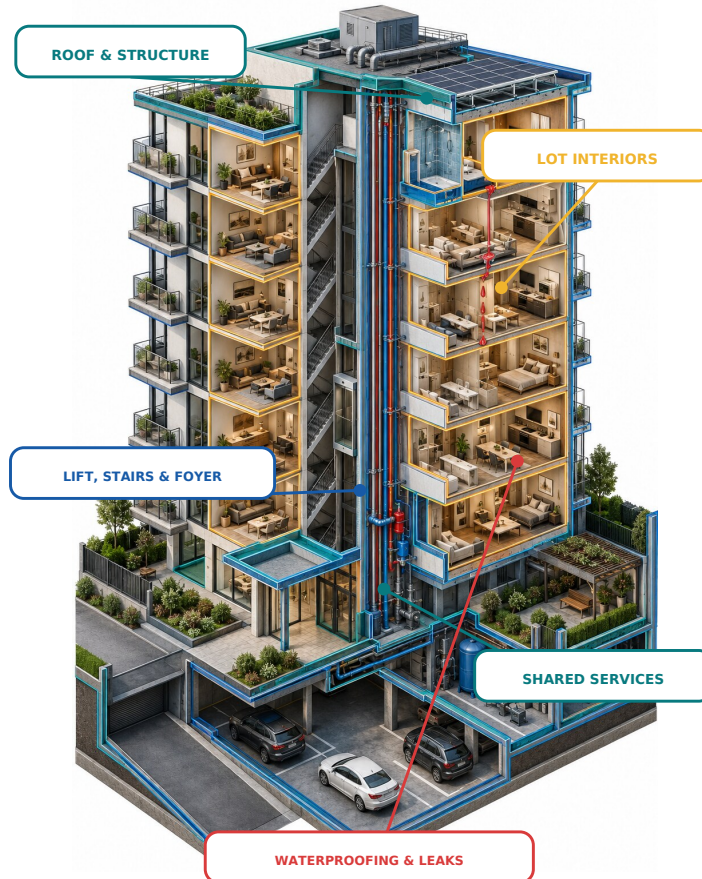
WHAT THE OC GENERALLY LOOKS AFTER

- ✓ Roof, foundations and structural floor slabs
- ✓ Boundary walls and external walls
- ✓ Foyers, stairs, lifts and shared fire systems
- ✓ Common pipes, wiring, gardens and driveways

THE OWNERS CORPORATION MAINTAINS COMMON PROPERTY

HOW RESPONSIBILITY WORKS

THE REGISTERED STRATA PLAN DEFINES THE LOT BOUNDARIES



LOCATION ALONE DOES NOT DECIDE RESPONSIBILITY
CHECK THE PLAN - BY-LAWS - ALTERATIONS - TECHNICAL CAUSE

THE OC DOES NOT AUTOMATICALLY LOOK AFTER

- ✗ Everything inside an apartment
- ✗ Kitchen appliances and personal belongings
- ✗ Owner renovations or internal repairs
- ✗ Every balcony, window or air-conditioner
- ✗ Damage caused by an owner alteration
- ✗ Items a registered by-law makes the owner maintain

QUICK QUESTIONS OWNERS ASK

Is everything inside my lot mine?

No. Common-property services can run through or beside a lot.

Does the upstairs owner always pay for a leak?

No. First establish the source, boundary and cause.

Does exclusive use decide repairs?

Not automatically. Read the registered by-law.

WHAT THE LOT OWNER GENERALLY LOOKS AFTER

- ✓ Internal paint, carpet, furnishings and personal belongings
- ✓ Appliances, internal cabinetry and non-common fixtures
- ✓ Approved owner improvements where responsibility was allocated

THE ANSWER DEPENDS ON THE DOCUMENTS AND THE FAILED ELEMENT

FIVE CHECKS BEFORE ANSWERING

- 1 What failed?
- 2 Where is the boundary?
- 3 Is there a by-law?
- 4 Was it altered?
- 5 What caused the damage?

REMEMBER THIS



REGISTERED PLAN
shows the boundaries



BY-LAWS & HISTORY
may change responsibility



FACTS FIRST
responsibility second



STRATA IQ ACADEMY

Prepared by Silvestro Musumeci | Founder, STRATA IQ Academy

CONNECTED LEARNING: Defects, Water Ingress & Renovations

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Educational overview only. Check current law, registered plans, by-laws, approvals and specialist advice for the actual matter.
Sources: NSW Government - Strata repairs and maintenance; Strata Schemes Management Act 2015 (NSW), s106.