

Who is responsible for the maintenance within your complex?

SFP – Standard Format Plan

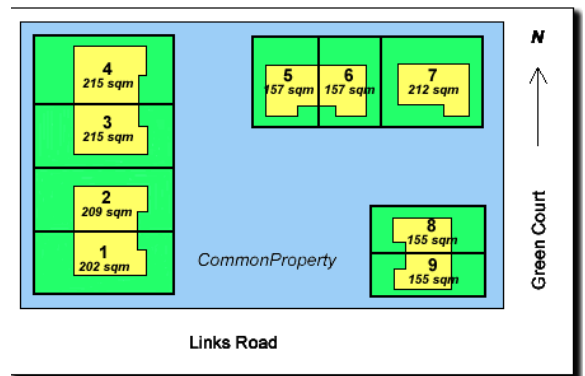
A standard format plan (previously known as a Group Titles Plan, (GTP)) is a subdivision of land with references to marks on the ground or a structural element (for example, survey pegs in the ground or the corner of a building). As an example, a standard format plan may include a townhouse complex, where the individual lots would comprise a building and land (front and/ or back courtyards).

The diagram below represents a Standard Format Plan or a Group Titles Plan showing the lots and common property.

BOUNDARIES

On standard format plans and group titles plans, the boundaries of a lot are represented by hard black lines.

The plan above shows the common property (blue), the lots (green) and the buildings (yellow).



Again, the hard black lines define the boundary of lots and the common property.

Note that each building is within the boundary of each lot.

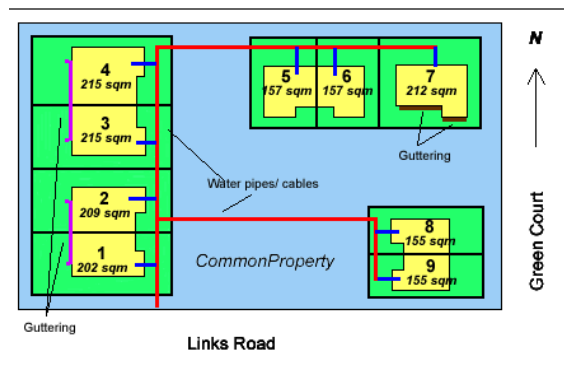
BODY CORPORATE MAINTENANCE

1. The common property, including roads, gardens and lawns on common property
2. Some elements of utility infrastructure.

THE UNIT OWNER IS RESPONSIBLE FOR MAINTAINING

1. Their lot, including all lawns and gardens within the boundary
2. Maintenance of the building also rests with the owner, this would include the exterior walls, doors, windows and roof with the exception of some elements of utility infrastructure.
3. The diagram below represents a Standard Format Plan or a Group Titles Plan showing some elements of utility infrastructure.

UTILITY INFRASTRUCTURE DIAGRAM 2



UTILITY INFRASTRUCTURE RESPONSIBILITIES

THE BODY CORPORATE IS USUALLY RESPONSIBLE FOR

The water pipes or cables shown in red on the utility infrastructure plan above, as these supply the service to more than one lot (refer to the definition of utility infrastructure above)

1. The guttering, and associated downpipes shown above in pink which span two lots (1 and 2 and 3 and 4), supplying a service to more than one lot
2. Any television antenna that services two or more lots.

THE UNIT OWNER IS RESPONSIBLE FOR MAINTAINING

1. The water pipes or cables shown in blue, as they are located within the lot boundary and service one lot only the guttering, and associated downpipes shown in brown above on Lot 7.

DIVIDING FENCES

Questions about fences that divide properties may come under the [Neighbourhood Disputes \(Dividing Fences and Trees\) Act 2011 \(PDF\)](#) (previously known as the dividing fences legislation).

For information about this legislation see:

1. [Neighbourhood dispute resolution](#)
2. [Queensland Civil and Administrative Tribunal](#).

Section 311 of the [Body Corporate and Community Management Act 1997\(PDF\)](#) says that responsibility for a:

1. fence between a lot and the common property is shared equally between the lot owner and the body corporate
2. Fence between 2 lots is shared equally between the lot owners
3. Boundary fence between a lot and an adjoining property is shared equally between the body corporate and the adjoining property owner because the fence is in essence the boundary of the scheme.

See [Everton Manors](#) for an adjudicator's decision on dividing fences.