

Courtyards... it's my courtyard and I'll do what I like!



It's my courtyard and I'll do what I like!



You can't just do what you like!

NO you can't just install your satellite dish	
NO you can't just move in your outside toilet from the farm	
NO you can't just build your 6m x 6m garden shed	
NO you can't just concrete or pave	
NO you can't just plant whatever you like	

Type of Courtyards

In Queensland there are four different types of Courtyard:-

- Private Yard (Building Format Plan Developments)
- Exclusive Use Yard

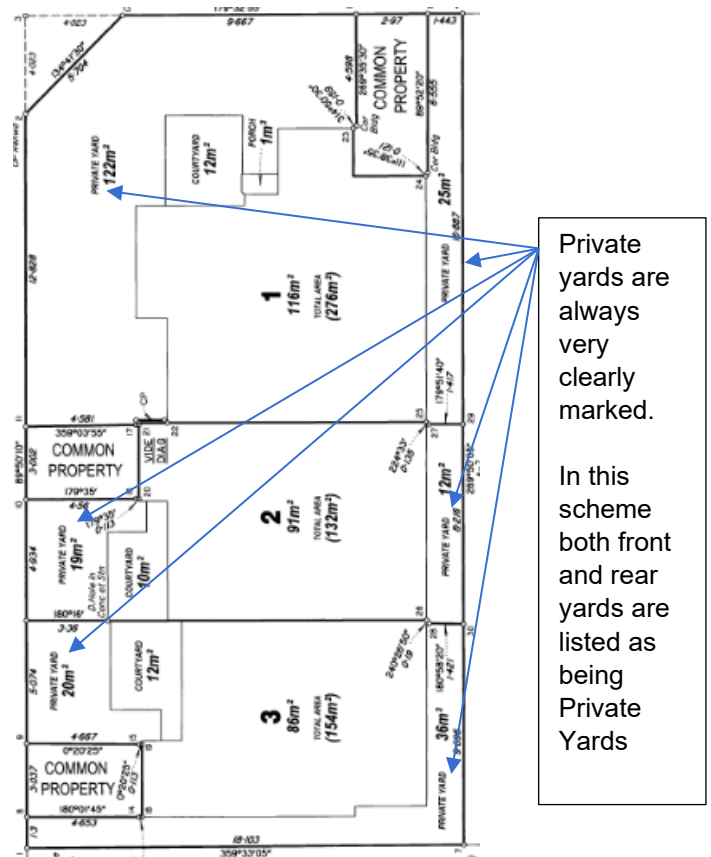
- Part of the Lot (Group Title Developments)
- Common Property

The fact that an area is fenced and is adjacent (out the back) of your unit means nothing.

You need to carefully study the plans and the by-laws for your body corporate first!

Private Yards

The Survey Plan records private yards.



Some features of private yards

- Also described as "on title" courtyards
- Technically they are from "centre of earth" to "top of sky"
- Regulated by the law and the by-laws

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Some features of common property courtyards

- Not owned or controlled by anybody
- Anybody can use and enjoy common property
- Regulated by the law and the by-laws

NO! you cannot do whatever you like in your courtyard!

Always seek permission first.

Why does the body corporate care about what I do in my courtyard?

What gives the right to the body corporate to dictate what I do in my courtyard?

These questions may be best answered by some examples – lets revisit the first page

Satellite Dish - Maybe the body corporate is concerned about the visual pollution of a large satellite dish	
Outside Toilet - Maybe the body corporate is concerned that an old outside toilet would not be the most appropriate or attractive structure in a courtyard	
Garden Shed - Maybe the body corporate is concerned about complying with the Council regulations	
Concreting or Paving - Maybe the body corporate is concerned about the water run off to a neighbouring unit	
Trees - Maybe the body corporate is concerned about structural damage to the building	

So how do I get permission?

Just Ask!

Generally, the body corporate cannot reject sensible proposals eg

- Installing small domestic satellite dishes
- Installing small domestic lawn lockers
- Paving that is properly installed to ensure all water run off goes into the storm water system
- Planting of non-evasive plants
- Etc

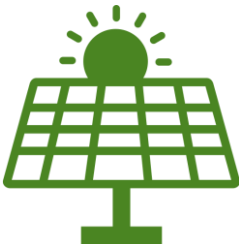
When in doubt!

Just Ask!

It might seem inconvenient but it is better to ask permission.

Some other Common Misconceptions

Solar panels



No! You can't just install solar cells – you need to seek permission. The roof belongs to the body corporate not you.

Roofing pergolas



No! You can't just install a roof on your pergola – you need to seek permission. Installing a roof creates an "Enclosed Area" that triggers potential Council and Fire related compliance issues.