

outside improvements

My home is my castle!



We 100% agree! Sadly, your castle might not extend to the outside of the four walls of your unit.

Assuming, your unit is a Building Format Plan lot then the boundary of unit is defined by Section 49C of Land Title Act 1994 which defines the boundary of a lot as being:-

“... the boundary of a lot created under the plan, and separated from another lot or common property by a floor, wall or ceiling, must be located at the centre of the floor, wall or ceiling.”

The lot is really just a “box”. So common property includes the following: -

- Under the slab (below the “box”)
- Above the ceiling ie the roof cavity and roof (above the “box”)
- Outside the walls (outside the “box”)

However, we also need to remember that sometimes lots are not divided by a wall. For example, an outside balcony may form part of the lot and the boundary is simply an invisible plain at the edge of the balcony.

Outside Improvements Require Consent!



Making an improvement outside of the lot usually requires the consent of the body corporate.

Common Types of Improvement



- ☐ Installing an air conditioner compressor outside
- ☐ Installing a water tank
- ☐ Installing solar panels
- ☐ Installing a roof on a pergola
- ☐ Installing awnings over a doorway
- ☐ Installing window shutters
- ☐ Replacing a garage door with a wall
- ☐ Installing a sun sail
- ☐ Installing a garden shed or lawn locker
- ☐ Installing paving or artificial grass in a courtyard
- ☐ Installing art work on the outside of a unit
- ☐ Installing a satellite dish
- ☐ Installing pot plants
- ☐ Installing or making changes to an outside garden

First Step

Telephone the office so we can discuss the improvement with you to try help with the approval process.

See attached for potential issues that might need to be addressed.



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Type of Improvement	Things to think about!
air conditioner compressors	location, drainage, compressor fan, noise
water tanks	location and connection to the stormwater system
solar panels	switchboard upgrades, needing to remove and replace when maintaining the roof
roof on a pergola	council rules, connecting to the stormwater system
awnings over a doorway	council rules, connecting to the stormwater system
window shutters	look
replacing a garage door with a wall	council rules, loss of parking
sun sails	council rules
garden sheds or lawn lockers	council rules, connecting the roof to the stormwater system
paving or artificial grass in courtyards	not being above natural ground height, connecting to the stormwater system
art work on the outside of a unit	look
satellite dishes	size and look
pot plants	quantity
outside gardens	look and affecting natural drainage (eg building up too high)



- Talk to us!
- Think about how others might feel and react to your improvements
- Talk to your neighbours – take the time to chat and see what initial reactions are
- Provide plans of your intentions
- Provide brochures of your intentions
- Wait for approval or consent