

COMMON PROPERTY

Newsletter for professionals in the facilities
management sector.



Help!



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We have a conundrum. One for which we don't have an answer!

We represent a Strata Plan that was registered in 1963. All lots include a car park. What has recently been discovered is that the car park closest to the structural wall is smaller than the rest.

The car park was surveyed and it was discovered that the common property wall encroaches on the car park. The normal remedies are twofold:

- The Owners Corporation pay compensation to the Lot owner; or
- The wall is removed.

The wall is a load bearing wall and is impossible to remove. As you would expect, the property is in Bellevue Hill and compensation is costly.

We investigated swapping a visitor's car park with the lot owner's car park. This would make the current lot owner's car park the visitor's car park. Sounds easy? No. The car park in question does not comply with local Council guidelines in relation to size.

Do we give up and just pay compensation? Unfortunately, sweeping it under the "carpark" will not work. We look forward to any ideas from any of our wise Common Property readers.

Cheers,
Bailey Compton
and the team at ACP/Leverage

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