

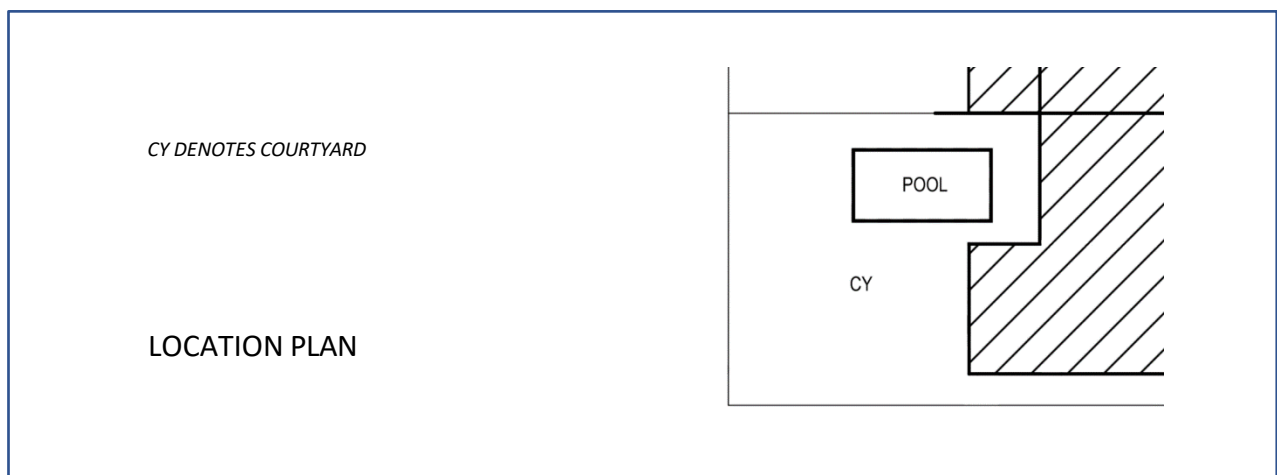
Strata Plan Tips and Reminders

To assist in the preparation of Strata Plans, we are providing some helpful tips and reminders on various Strata Plan scenarios and components in which NSW LRS are seeing an increase in inquiries and lodgments.

Pools located within a Lot in a Strata Scheme

Location Plan

Irrespective of whether the structure of the pool is to form lot property or common property, the Location Plan will depict the pool by continuous line work.

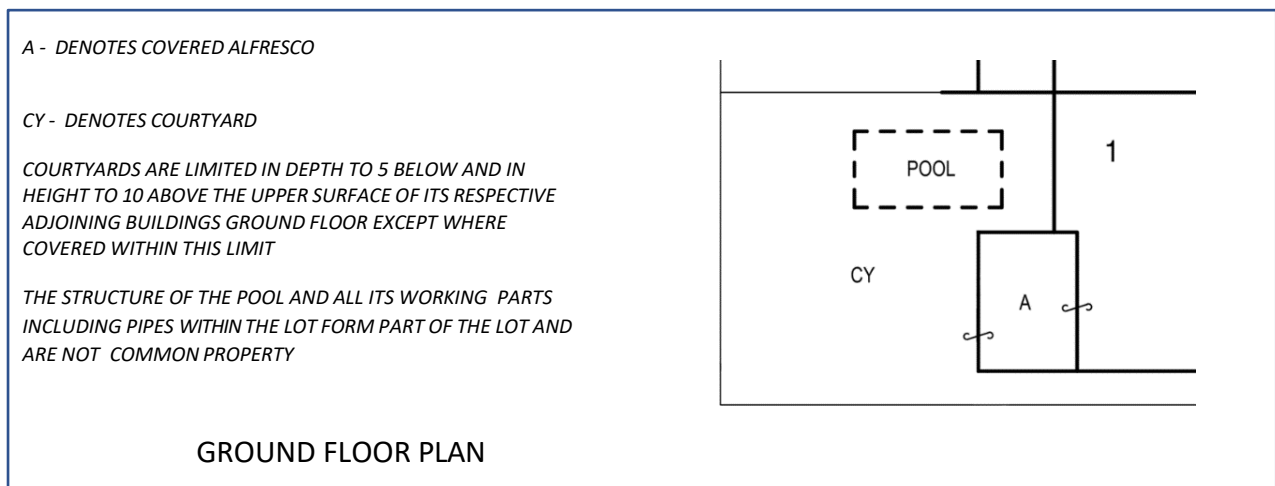


Floor Plan - Structure of Pool within Lot to form Lot Property

Where the intention is that the structure of the pool within the lot is to form lot property the Floor Plan will require the following:

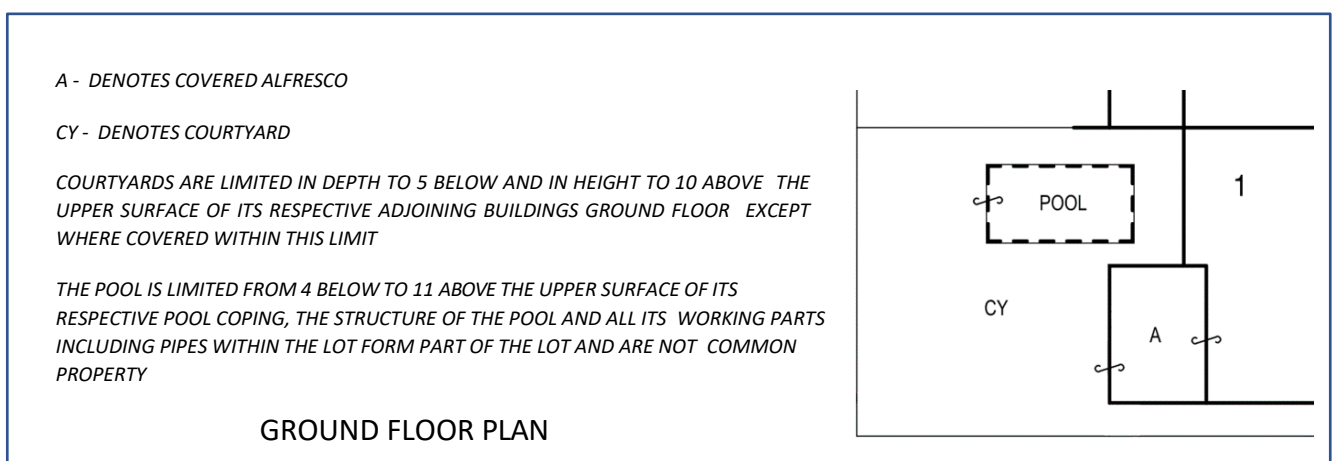
Where the pool falls within the stratum limits of the courtyard

- The pool should be shown by thick dashed line only.
- The courtyard stratum statement must include an appropriate depth and height to take into account the pool and any pipes and working parts that may be beneath the pool structure.
- A statement will also be provided indicating that the pool and all its working parts including pipes within the lot form part of the lot and are not common property.



Where the pool is separate to the stratum limits of the courtyard

- The pool is shown by a thick dashed line with a thin continuous line along the outside face of the structure.
- A vinculum is shown between the pool and courtyard.
- A separate stratum statement for the pool with an appropriate height and depth limitation will be required to take into account the pool and any pipes and working parts that may be beneath the pool.
- The datum of the pool may be taken from the pool structure itself or from a structural base of the building within its respective lot.
- A statement will also be provided indicating that the pool and all its working parts including pipes within the lot form part of the lot and are not common property.



Where the pool is within the courtyard although not shown on the Floor Plan

If the pool is not shown on the Floor Plan it may still form part of a lot if it is situated wholly within the lot.

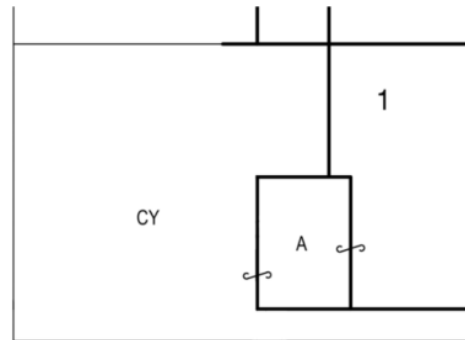
- A statement must be provided on the Floor Plan for example: *'The structure of the pool and all its working parts including pipes within the courtyard of lot 1 forms part of the lot and is not common property'*.
- A stratum statement for the pool is not required as it will fall within the courtyard stratum statement providing an adequate height and depth for the courtyard has been provided.

A - DENOTES COVERED ALFRESCO

CY - DENOTES COURTYARD

COURTYARDS ARE LIMITED IN DEPTH TO 5 BELOW AND IN HEIGHT TO 10 ABOVE THE UPPER SURFACE OF ITS RESPECTIVE ADJOINING BUILDINGS GROUND FLOOR EXCEPT WHERE COVERED WITHIN THIS LIMIT

THE STRUCTURE OF THE POOL AND ALL ITS WORKING PARTS INCLUDING PIPES WITHIN THE COURTYARD OF LOT 1 FORMS PART OF THE LOT AND IS NOT COMMON PROPERTY



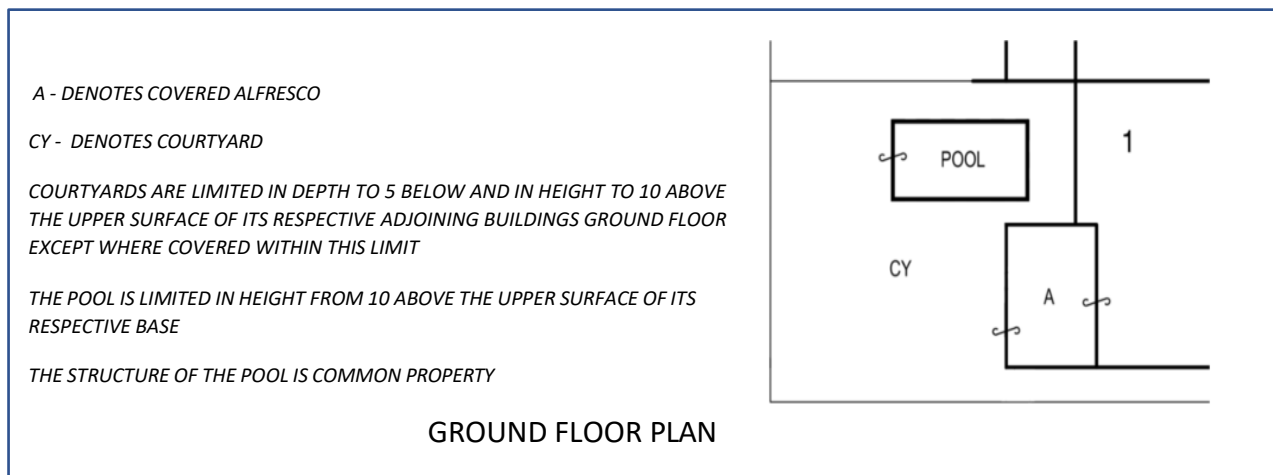
GROUND FLOOR PLAN

Floor Plan - Structure of Pool within Lot to form Common Property

Where the intention is that the structure of the pool within the lot is to form common property the Strata Plan will require the following:

Pool shown by thick continuous line

- The pool must be shown by thick continuous line work.
- A stratum statement is required for the pool.
- As the structure of the pool is common property a depth limitation would not be provided.
- It is recommended that common property rights/exclusive use by-laws are lodged to address the responsibility and maintenance of the common property pool structure if the pool is servicing one lot only.



Note:

All plan examples are indicative of how a pool may be shown and do not reflect or represent other plan preparation requirements.

Strata Plan Preparation Guide

Remember to review the [Strata Plan Preparation Guide](#) located on the NSW LRS website.

[Strata Plan Tips and Reminders - NSW Land Registry Services \(nswlrs.com.au\)](https://nswlrs.com.au)