

## Strata Plan Tips and Reminders

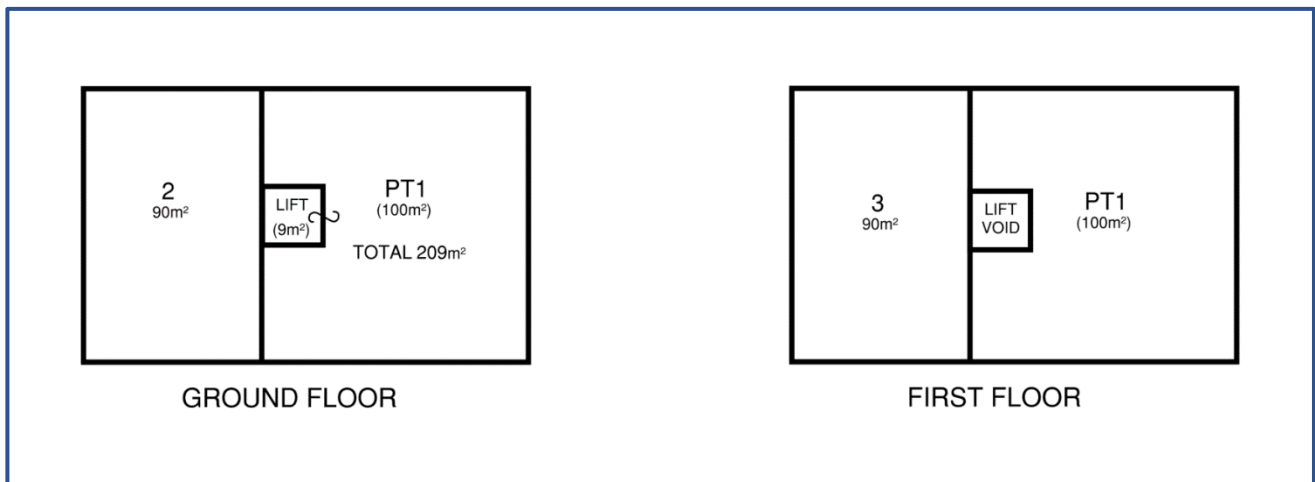
To assist in the preparation of strata plans, we are providing some helpful tips and reminders on various strata plan scenarios and components in which NSW LRS are seeing an increase in inquiries and lodgments.

### Lifts

#### Walls of Lift shaft (lift well) are Common Property, Lift forms part of the lot

Where the intention is for the structure of the lift shaft (lift well) to form common property however, the lift and its mechanical parts is to form lot property the Floor Plan will require the following:

- The 'LIFT' must be designated at its lowest level with a vinculum to its respective lot, the area of the lift should be included at this level only.
- The area of the lift on the subsequent levels must be designated as a 'LIFT VOID'.
- The structure of the lift shaft must be shown by thick lines.
- A notation for example: *'The lift mechanism and all its working parts within the lot form part of the lot and are not common property'* must be added.



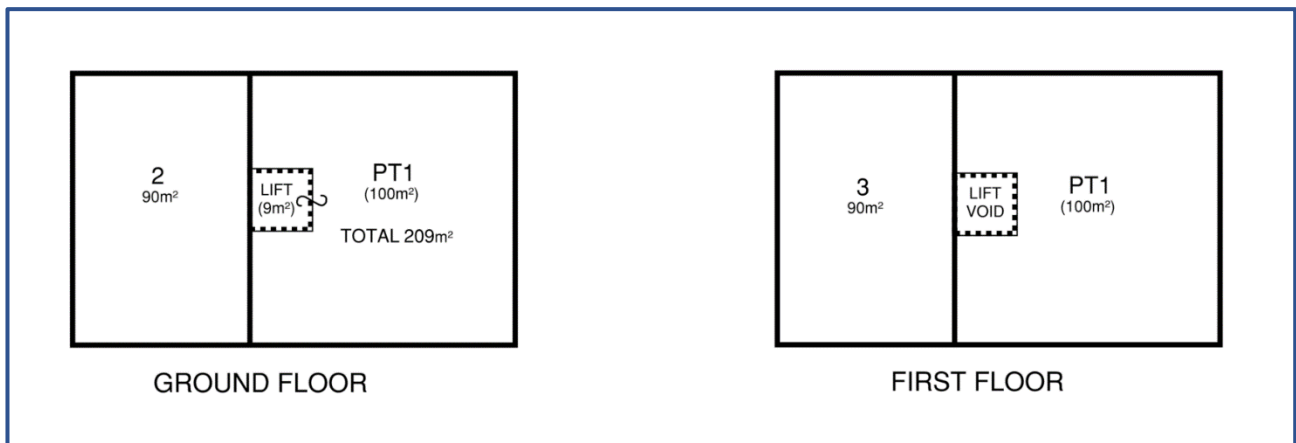
The area of the Lift is only added once to the overall area of the lot. In this example it is added to the ground floor level

On subsequent floor plan levels, the Lift Void is shown as above.

## Whole of the Lift (including the lift shaft) within the lot forms part of the lot

Where the intention is for the structure of the lift shaft (lift well) within the lot to form part of the lot together with the lift and its mechanical parts, the Floor Plan will require the following:

- The area of the lift must be defined by thick broken line work with a thin line around the outside of the walls forming part of the lot.
- The 'LIFT' must be designated at its lowest level with a vinculum to its respective lot, the area of the lift should be included at this level only.
- The area of the lift on subsequent levels must be designated as a 'LIFT VOID' and drawn in the same manner without a vinculum.
- Only that part of the lift shaft shown by thick broken line work is lot property as this is the part of the lift shaft within the lot.
- A statement for example: *'The Lift Shaft, Lift and all its working parts, within the lot forms part of the lot and are not common property'* must be added.



The area of the Lift is only added once to the overall area of the lot. In this example it is added to the ground floor level

On subsequent floor plan levels, the Lift Void is shown as above.

### Note:

All plan examples are indicative of how a lift 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://www.nswlrs.com.au)