

STRATA AREA AS DEFINED BY STRATA LEGAL

Strata Schemes (Freehold Development) Act 1973 No. 68
Strata Schemes (Leasehold Development) Act 1986 No. 219
Strata Schemes (Freehold Development) Regulation 2012
Strata Schemes (Leasehold Development) Regulation 2012
Strata Schemes Management Act 1996
Strata Schemes Management Regulation 2010

1. The note that appears on our final strata plan is

ALL AREAS ARE APPROXIMATE ONLY AND ARE SHOWN FOR THE PURPOSE OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973

The is a standard statement form the Register General Direction for strata plans.

2. The strata floor plan must show the base area of each cubic space of a strata lot. When there is more than one part to a strata lot (i.e. more than one cubic space), a total floor area must be shown in the main part of the strata lot. By default, everything outside the “cubic space of a strata lot” is common property.

3. In deriving this “base area” of each of the cubic spaces in a normal strata apartment we adopt the following as the extent of the base area.

- Inside face of apartment perimeter wall. The door and glass window would be considered part of the wall. The hob or upstand at the base of the floor to ceiling window would be considered to form part of the “base” of the cubic space of the strata lot.
- Inside face of balcony and courtyards wall. Inside face of the balustrade.
- Cubic spaces that are not enclosed by a wall or ceiling are defined by a dimension from a fixed feature such as an adjoining wall, column or similar structures. This would include open car spaces and uncovered court yard and balconies. A statement is added to define its height limit.

4. Within the “cubic space” there may be ‘structural cubic space’ which by definition is Common Property. This may include vertical structural members or any service line or duct enjoyed by more than one lot. This is excluded from the area and forms part of the Common Property.

5. There is no minimum height limit to a strata lot.

6. Voids on upper levels are excluded from the upper level strata area. These may be double height areas within the apartment or voids created by stairs.