
Topic 11: Improvements to common property by a lot owner

If asked by a lot owner, the body corporate may authorise the owner to make an improvement to the common property for the benefit of the owner's lot (SM. s114).

A lot owner may only make an improvement to the common property if authorised by ordinary resolution of the body corporate. However, if the improvement is a minor improvement*, the committee may give approval.

*an improvement with an installed valued of \$3000 or less. (SM. 164).

The owner of the lot must comply with the conditions of an authority given and maintain the improvement in good condition (SM. s164).

Air-conditioning units

The installation of an air-conditioner which impacts on common property is an improvement requiring body corporate approval. To obtain approval, the lot owner must submit a motion to that effect to the secretary to be placed on the agenda of the next general meeting. It is not a decision that can normally be made at committee level. However, installation of an air conditioner solely within the boundaries of an individual lot can usually be approved by the committee.