

## Utility infrastructure and common property

The body corporate is usually responsible for utility infrastructure that is part of common property.

If the utility infrastructure is not part of common property, the lot owner is generally responsible for maintaining it.

All utility infrastructure in a community titles scheme is part of common property except for utility infrastructure that:

- supplies a utility service to only 1 lot

and

- is within the boundaries of the lot

and

- is not within a boundary structure for the lot.

A boundary structure for a lot in a scheme means a floor, wall or ceiling, other than a false ceiling, in which is located the boundary of the lot with another lot or common property. This definition applies to all schemes regardless of the plan of subdivision.

It is important for both the body corporate and lot owners to understand the boundaries of lots and know if utility infrastructure is part of common property.

## Building format plan

This diagram gives an example of utility infrastructure responsibilities in a building format plan.



- <https://www.qld.gov.au/law/assets/images/bccm/utility-infrastructure/example-building/utility-infrastructure.jpg>

In the above diagram, the body corporate is responsible for the cold water pipes of cables shown in **red** as they are located within a boundary structure.

The lot owner is responsible for:

- the cold water pipes or cables showing in **blue** as they service 1 lot only and are located within an internal wall (not a boundary structure)
- a hot water system, including the associated pipes and wiring, supplying the service solely to the lot, even if the system is on common property

