



Parking in strata and who owns what?

Parking is one of those topics that seems simple until it causes a problem. In strata, the rules around parking are more nuanced than most owners realise.

When you buy a strata property with a car space, that space is usually one of two things:

Part of your lot, meaning it's legally yours and shown on the strata plan as such. You have exclusive ownership of it.

Common property allocated to you under a by-law, meaning the space is technically common property, but you have exclusive use of it as the registered owner of your lot.

The distinction matters because it affects what you can do with the space, who's responsible for maintaining it, and what happens if there's a dispute.

Visitor parking is almost always common property. It's there for visitors. Using a visitor space for regular parking, whether you're an owner, a tenant or a regular guest, is typically a breach of the building's by-laws.

If someone is using your car space without permission, the first step is to have a friendly, direct conversation with the person involved. Most of the time, a calm chat is enough to sort it out. If the issue continues or you're

not comfortable approaching them directly, that's when to contact your strata manager. They can advise on the right process for your building and help escalate formally if needed.

If there's a dispute about who owns or has rights to a space, the answer is almost always in the strata plan. Ask your strata manager for a copy if you don't have one.

Respecting shared spaces is one of the foundations of a well-functioning strata community. When everyone understands the rules and follows them, the building works better for everyone.