



Condo Boundary Dispute: Read the Strata Title Plan Before Arguing About Common Property

Description

Answer first: Start a condo boundary dispute with the strata plan and statutory categories, not with who historically used or cleaned the space. Separate ownership, use, maintenance and payment.

This is a service guide for a condo owner unsure whether a wall, ledge, pipe, window, balcony edge or service area belongs to the lot or common property, centred on how to use the strata title plan and mcst records to identify the legal boundary before altering, paying for or disputing an item without filling evidence gaps with assumptions. An eligibility signal, headline, displayed price or preliminary response is not presented as a secured outcome.

Before acting, write down the exact date, amount, person, place or account that makes this reader's case different from the general rule. That context check prevents a broadly correct source from being applied to the wrong transaction, household, journey or service.

What the official sources establish

The visible edge may not be legal

BCA's strata guides explain strata lots and common property; fences, tiles and paint can mislead. This point is grounded in the [primary official source](#).

Practical control: Obtain the relevant plan before asserting ownership. Keep a short audit trail: question asked, source opened, answer found, limitation noted and action authorised.

Common property is collectively managed

An area outside an individual lot may be under the management corporation's control. This point is grounded in the [primary official source](#).

Practical control: Ask the MCST to cite the plan and rule supporting its position. Record the source date, the case-specific input and the final readback. An unanswered field remains open; it does not become a working fact.

Ownership and maintenance can diverge

A by-law or statutory duty may allocate conduct or cost without transferring ownership. This point is grounded in the [primary official source](#).

Practical control: Answer the four questions separately. Put the evidence beside the decision it supports, name its owner and set a stop condition for any missing or conflicting detail.

Owners have governance routes

BCA's condo-owner guide summarises management and by-law considerations. This point is grounded in the [supporting official source](#).

Practical control: Use formal correspondence and meeting procedures. Preserve the current authority page and the reader's own record separately, so a general rule is not mistaken for case approval.

Preserve the physical evidence

Leaks, damage and obstructions can change quickly. This point is grounded in the [primary official source](#).

Practical control: Take dated photographs and request an inspection before alteration. Date the check and state whether the result is confirmed, conditional or illustrative. Recheck it if the underlying event changes.

Decision table

Control point	Action	Authority
The visible edge may not be legal	Obtain the relevant plan before asserting ownership.	primary official source
Common property is collectively managed	Ask the MCST to cite the plan and rule supporting its position.	primary official source
Ownership and maintenance can diverge	Answer the four questions separately.	primary official source
Owners have governance routes	Use formal correspondence and meeting procedures.	supporting official source
Preserve the physical evidence	Take dated photographs and request an inspection before alteration.	primary official source

Use the table to find the earliest stop condition before action. Assign every open item to the person who can obtain the authoritative readback.

Two original value tools

A boundary-evidence ladder from sale plan to strata title plan, by-laws and physical inspection

This first tool organises the decision evidence. Treat it as a decision aid, not proof of approval. The authority or operator still controls the live result, while the tool helps the reader notice gaps before action.

A responsibility matrix for lot property, common property, limited common use and external features

This second tool supplies an independent cross-check. Build it row by row, showing the input, its authority, status, owner and stop condition. This is original analysis for the article, not an official form; current rules still need a fresh read.

Worked example

Water appears near a balcony edge. Rather than assigning blame from appearance, the owner and MCST locate the boundary on the strata plan, record the leak path and test responsibility against the governing rule.

Its value is the sequence of checks, not any assumed amount or outcome.

Five failure modes to avoid

- Using a convenient proxy instead of resolving “the visible edge may not be legal”.
- Using a convenient proxy instead of resolving “common property is collectively managed”.
- Using a convenient proxy instead of resolving “ownership and maintenance can diverge”.
- Using a convenient proxy instead of resolving “owners have governance routes”.
- Using a convenient proxy instead of resolving “preserve the physical evidence”.

The common risk is moving from incomplete evidence to action without a stop condition. Resolving the correct record early is safer than reconstructing it after a submission, payment, booking, medical change or dispute.

Action checklist

1. Obtain the relevant plan before asserting ownership. Keep the evidence that supports: BCA’s strata guides explain strata lots and common property; fences, tiles and paint can mislead.
2. Ask the MCST to cite the plan and rule supporting its position. Keep the evidence that supports: An area outside an individual lot may be under the management corporation’s control.
3. Answer the four questions separately. Keep the evidence that supports: A by-law or statutory duty may allocate conduct or cost without transferring ownership.

4. Use formal correspondence and meeting procedures. Keep the evidence that supports: BCA's condo-owner guide summarises management and by-law considerations.
5. Take dated photographs and request an inspection before alteration. Keep the evidence that supports: Leaks, damage and obstructions can change quickly.

Close only the rows supported by a final, identifiable readback. A named owner and a dated follow-up prevent an unresolved point from disappearing between people.

Limits and live verification

This is a document-reading framework, not a legal opinion. Title records, by-laws, statutes and defect facts control; urgent safety or water damage still needs immediate mitigation.

At the point of action, reopen the [primary official source](#) and [supporting official source](#). Together they supply the central rule and a separate legal, operational or verification layer. Consequential details should not be inherited from a commercial summary.

Related LBRD guides

- [continue with Condo Dispute? Check the Strata Titles Boards Route First](#)
- [continue with Exclusive Use of Condo Common Property: Match the Resolution](#)

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Author

nuraisyah