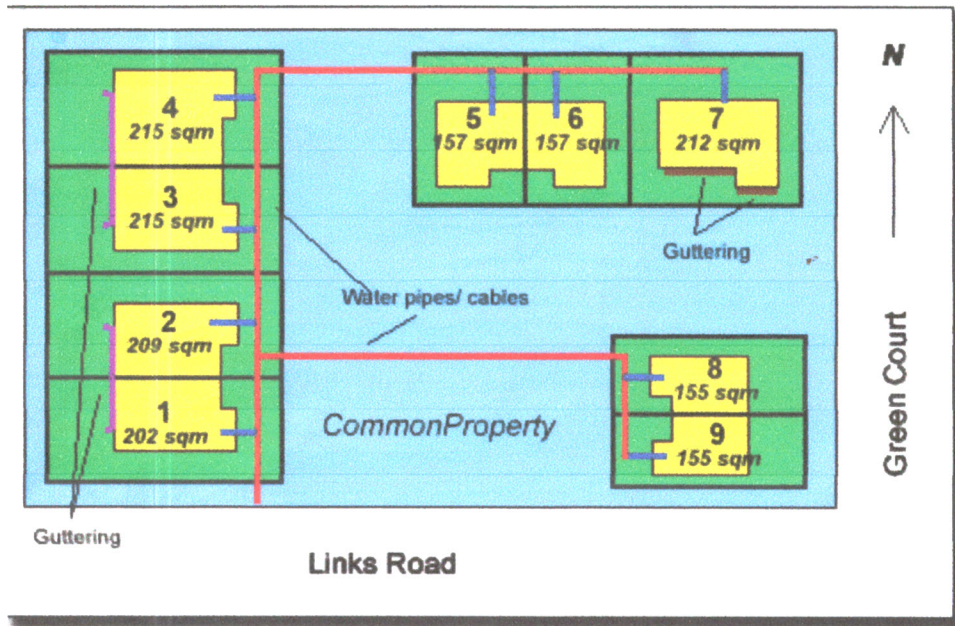


- The body corporate is usually responsible for:
  - the common property, including roads, gardens and lawns on common property
  - some elements of utility infrastructure.
- The lot owner is usually responsible for:
  - their lot, including all lawns and gardens within the boundary
  - maintenance of the building also rests with the owner, this would include the exterior walls, doors, windows and roof with the exception of some elements of utility infrastructure.

The diagram below represents a Standard Format Plan or a Group Titles Plan showing some elements of utility infrastructure.



Utility infrastructure diagram 2

### Utility infrastructure responsibilities

- The body corporate is usually responsible for:
  - the water pipes or cables shown in red on the utility infrastructure plan above, as these supply the service to more than one lot (refer to the definition of utility infrastructure above)
  - the guttering, and associated downpipes shown above in pink which span two lots (1 and 2 and 3 and 4), supplying a service to more than one lot
  - any television antenna that services two or more lots.
- The lot owner is usually responsible for:
  - the water pipes or cables shown in blue, as they are located within the lot boundary and service one lot only
  - the guttering, and associated downpipes shown in brown above on Lot 7.

Printable version of diagrams and instructions are available in [colour \(PDF File, 14.6 KB\)](http://www.justice.qld.gov.au/__data/assets/pdf_file/0009/12996/util_infr_sfp_colour) ([http://www.justice.qld.gov.au/\\_\\_data/assets/pdf\\_file/0009/12996/util\\_infr\\_sfp\\_colour](http://www.justice.qld.gov.au/__data/assets/pdf_file/0009/12996/util_infr_sfp_colour)) or [black and white \(PDF File, 144.0 KB\)](http://www.justice.qld.gov.au/__data/assets/pdf_file/0008/12995/util_infr_sfp_bw.pdf) ([http://www.justice.qld.gov.au/\\_\\_data/assets/pdf\\_file/0008/12995/util\\_infr\\_sfp\\_bw.pdf](http://www.justice.qld.gov.au/__data/assets/pdf_file/0008/12995/util_infr_sfp_bw.pdf)).