

# Replacing Items of Common Property in Strata

The NSW Supreme Court has recently handed down a decision in regards to common property that will have a considerable impact on the practice of strata managers across the State. The Court's decision answers the following often asked questions:

- What type of resolution does an owners corporation need to pass in order to replace an item of common property?
- Is the replacement of an item of common property a repair that can be authorised by an ordinary resolution?
- Or does a decision to replace an item of common property need to be made by special resolution because the replacement of the item will improve or enhance the common property?

What was the outcome of this recent case that involved a dispute between the owners of an apartment building on a waterfront in Sydney's Eastern Suburbs... [Replacing Items of Common Property in Strata?](#)

For NSW strata legal or levy collection advice please contact us [here](#) or call 02 9562 1266, we're happy to assist.