



## UNDERSTANDING UNITS AND APARTMENTS

Demographic changes in Australia are pointing to a reshaping of family structures and familial relationships. Married couples with 2.3 children in a three bedroom home on a quarter acre block is no longer a realistic, generic portrayal of contemporary Australia.

As a nation we are seeing an increase in couples with few or no children, as well as retirees, and single people living alone or with a child. This is complemented by a drift of the population to the cities and coastal towns and the desire for smaller, more affordable housing.

These changes, among others, will impact greatly on community and urban life and we are seeing strong signs of this already with the demand for strata titled dwellings such as apartments and townhouses.

REIWA agents find that the growth in demand for units and apartments, in particular, is often driven by people buying for the first time, many of whom are not necessarily familiar with the special features of these dwellings.

When referring to an apartment for example, it is usual to refer to the floor space. A size of 85 square metres is common in Perth, which generally includes two bedrooms, one bathroom and a separate living area.

A three-bedroom apartment would normally cover around 95 square metres and a one bedroom apartment would require around 55 square metres. A balcony will usually be described separately.

Units and apartments in WA are strata developments, meaning each dwelling has a separate strata title that defines the property belonging to the owner and the property common to all owners of the complex.

This allows for easy resale of each apartment and for proper maintenance of the common areas which are the

responsibility of the strata company. Wherever there is shared property there is the responsibility for owners to come together and resolve group matters, such as issues with walls, external fencing, garden areas, driveways and so forth.

The strata company comprises each apartment owner and will usually employ a strata manager to administer its affairs. The strata company will charge a levy to each owner to cover the costs of maintaining common property and its own administration.



Prior to buying an apartment you should become familiar with the operations of the strata company. The minutes of recent meetings should reveal if the strata company is being administered effectively, if there are sufficient funds to cover on-going costs and if there is the likelihood of special levies to cover future expenses, such as external painting or upgrading the driveway.

A careful inspection of the strata plan is recommended to show the clear boundaries of what's yours and what's shared.

Buyers should also note the separate insurance obligations for the common property and an owner's private property within a complex. It helps to ensure that the two policies are effective and compatible.

*relax . celebrate . enjoy*



**FOR SALE**  
**49/165 GRAND BOULEVARD**  
**JOONDALUP**

**\$375,000 - \$385,000**



- 2 Bedroom
- 2 Bathroom
- Modern Kitchen
- New York Style Laundry
- Clothes Dryer
- Spacious Living Area's
- Air Conditioning
- Built in Robes
- Personal Store Room
- Security System
- Gym
- Roof top BBQ Entertaining Area
- 125m<sup>2</sup> Total Area (84m<sup>2</sup> Living, 11m<sup>2</sup> Balcony, 13m<sup>2</sup> Car Bay, 2m<sup>2</sup> Store Room)

### Disclaimer

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## Landlord Insurance Are you fully and correctly insured?

If you are not sure give us a call to discuss the best options for you.

You may be surprised, as the cost of a proper Landlord Insurance package is not that much more than a regular home insurance policy. And it is a whole lot more reassuring!

Why not compare your current policy with Landlord Specialist such as Terri Scheer, AON & EBM to make sure you are getting the best possible cover for your investment!