

Shed and Deck on Restricted Area - Cross-Lease Title

Conclusion

The owner needed to get written consent from the neighbours for the **shed** and the **deck**.

Because the shed was smaller than 10m² and moveable, it did not need to be removed from the owner's property.

The deck did not require a new flats plan and title because it is not an enclosed structure.

Background

The cross-lease says that if you want to build something or add to your property, you need to get written permission from the other person who shares the agreement with you (your co-lessors/neighbours).

Minor Issue #1

The owners of Flat 1 had a **shed** on their **restricted area** but it is on the Current Floor Plan (see below).

Minor Issue #2

The **deck** is not on the Original Flats Plan but is on the Current Floor Plan (see below).

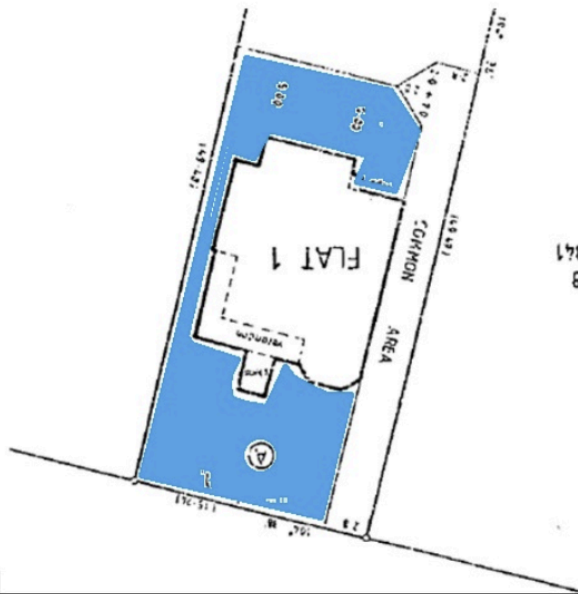
Solution

To fix the **deck** and **shed** issues, the owners required written consent from their neighbour's (their mutual cross-lessor/lessee). [Click here to see an example](#) of a letter to fix the **deck** issue.

Original Flats Plan

Current Floor Plan

Blue = Restricted Area



Green = Deck

Red = Shed

