What is a community scheme?

A community scheme is a new form of land tenure that enables land to be subdivided into multiple "sub-schemes" that operate under an overarching community scheme.

The "sub-schemes" are called community titles schemes and each community titles scheme has its own community corporation, which is like a strata company.

*Figure 1: A community scheme*
Community scheme tiers

Community schemes can be subdivided into up to 3 tiers of “sub-schemes” or community titles schemes.

Figure 2: Community scheme tiers

The tier 1 scheme is the community titles scheme at the top of the community scheme and includes:
- Tier 1 lots
- Tier 1 lots that have been subdivided into a tier 2 scheme
- Tier 1 common property
- The parcel for the tier 1 scheme (which encompasses the land and buildings of the whole community scheme).

A tier 2 scheme is a community titles scheme created by the subdivision of a tier 1 lot. A tier 2 scheme includes:
- Tier 2 lots for that tier 2 scheme
- Tier 2 lots for that tier 2 scheme that have been subdivided into a tier 3 scheme
- Tier 2 common property for that tier 2 scheme
- The parcel for that tier 2 scheme (which encompasses the land and buildings of that tier 2 scheme).

A tier 3 scheme is a community titles scheme created by the subdivision of a tier 2 lot. A tier 3 scheme includes:
- Tier 3 lots for that tier 3 scheme
- Tier 3 common property for that tier 3 scheme
- The parcel for that tier 3 scheme (which encompasses the land and buildings of that tier 3 scheme).
Example of a three-tier community scheme

An example of a community scheme would be a large site that contains a mix of residential apartments within a residential tower, residential townhouses, an office tower and a retail complex. Figure 3 below depicts the structure of this example community scheme.

Figure 3: Example of a community scheme

The tier 1 scheme for the community scheme contains all of the land and buildings within the community scheme. It includes tier 1 common property, which is the driveway leading into the community scheme and a community piazza.

Tier 2 scheme A is the residential part of the community scheme and includes tier 2 common property for that scheme, which is the residential club house and swimming pool used by the residents within the residential apartment tower (Tier 3 scheme D) and the residential town houses (Tier 3 scheme E).

Tier 2 scheme B is the commercial and retail part of the community scheme and includes tier 2 common property (the commercial and retail parking) for that scheme, the retail complex (Tier 3 Scheme F) and the office tower (tier 3 scheme G).

Tier 3 scheme D contains the residential tower, the apartments (lots) within that tower and the tier 3 common property (residential tower parking and lifts) for that scheme.

Tier 3 scheme E contains the residential town houses.

Tier 3 scheme F contains the retail complex, the shops (lots) within that complex and the tier 3 common property (escalators and retail lobby areas) for that scheme.

Tier 3 scheme G contains the office tower, the offices (lots) and the tier 3 common property (office tower lobby and lifts) for that scheme.
Brief case study of a community scheme

Based on the example of the three-tier community scheme just given:

1. Jenny owns a town house in Tier 3 Scheme E. Jenny can use the swimming pool (the swimming pool is common property of Tier 2 scheme A – common property that all residents in the residential tower and town houses can use). Jenny cannot park in the residential tower car park (that is common property of Tier 3 scheme D).

2. Peter owns a shop in Tier 3 scheme F. His customers can park in the commercial and retail parking (that is common property of Tier 2 scheme B). Peter cannot use the swimming pool (common property of Tier 2 scheme A).

3. Alice owns an office in the office tower and runs an accountancy business from that office. Alice, her staff and her clients can park in the commercial and retail parking (that is common property of Tier 2 scheme B). Alice and her clients cannot park in the residential tower car park (that is common property of Tier 3 scheme D).

4. Jenny, Peter and Alice can all use the community piazza (that is the common property of the tier 1 scheme).