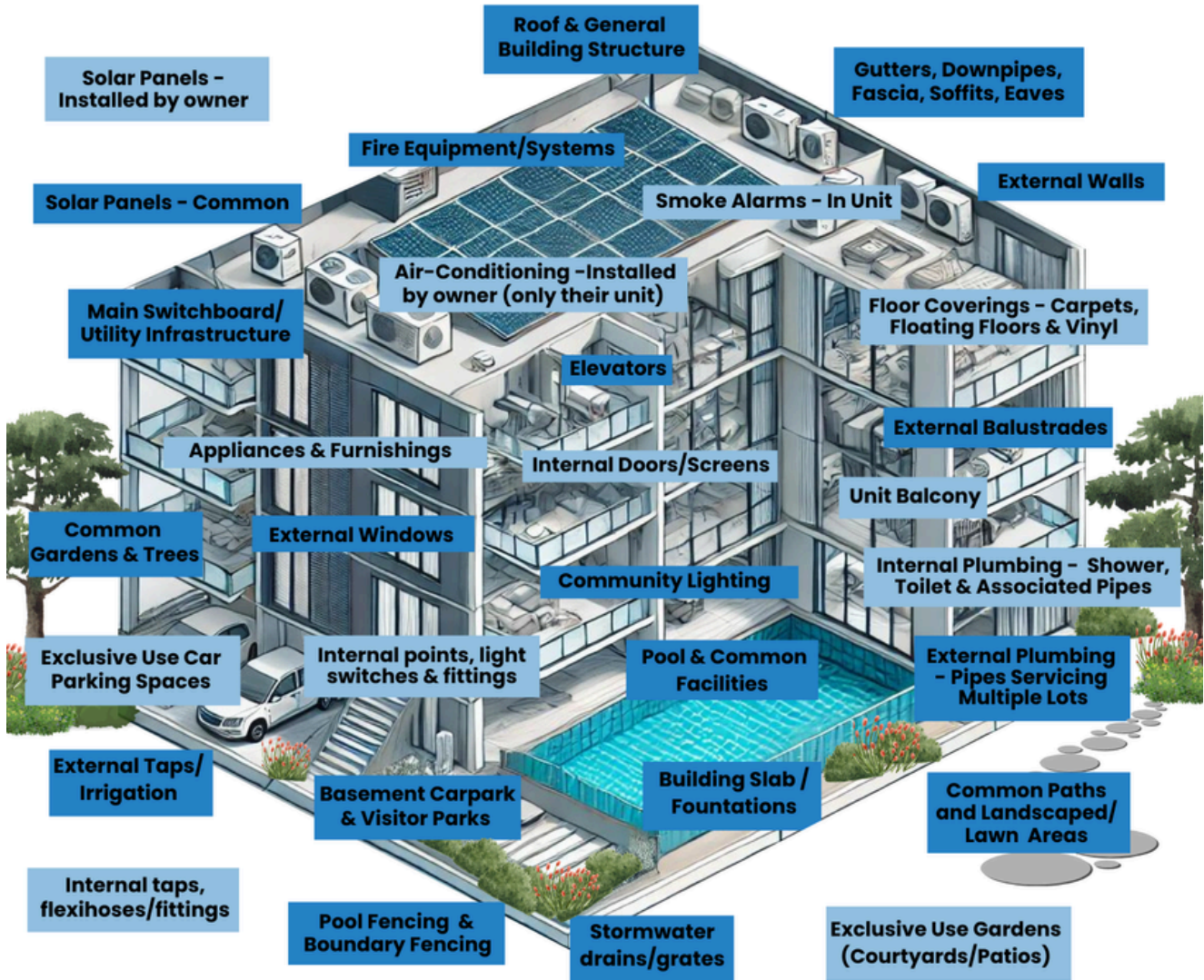


MAINTENANCE – QLD

BODY CORPORATE

LOT OWNER



BODY CORPORATE

- Roof & general building structure
- Gutters, downpipes, fascia, eaves (etc)
- External walls & ground slab/foundations
- External plumbing, drains, storm grates and pipes (that benefit/service more than one lot)
- Swimming pool and other common facilities
- Lawns, trees, gardens & other common areas
- Car parking areas & visitor carparks
- External doors and windows (if adjoining common property e.g. front door)
- Boundary fences and entry gates to complex
- Pool fencing, pool pump/filter etc.
- Fire fighting equipment on common property e.g. hydrants, fire panel, smoke alarms.
- External & common lighting
- Elevators, pathways, roads & common access

LOT OWNER

- Interior of unit, including furnishings and fixtures
- Most floor coverings, including carpet, floating floors and vinyl. (Tiles can be a grey area).
- Balcony (if on title) to the external rail/balustrade
- Internal power points, cabling and wiring.
- Internal doors and sliding screens
- Shower and bath, including base, pipes, waterproofing membrane, and tap fixtures.
- Toilet, including cistern and associated parts.
- Kitchen and laundry sinks, including tapware, flexi hoses and pipes/drains servicing only that unit.
- Hot water systems - unless common/roof solar
- Air-conditioners (installed by lot owner).
- Solar panels installed by owner for their benefit.
- Exclusive use areas, including courtyards, patios, car parking spaces and storage cages.