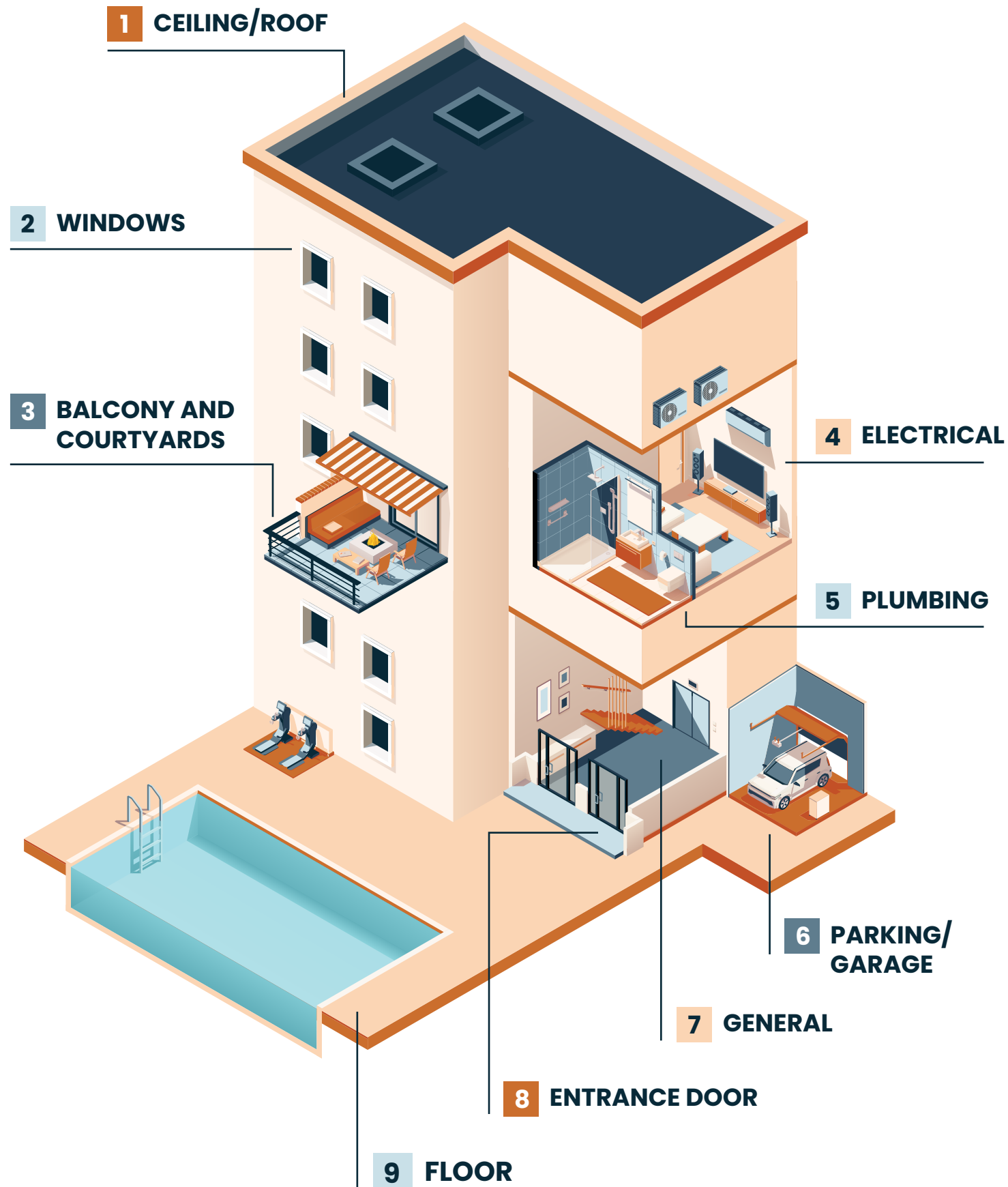


COMMON PROPERTY



1 CEILING/ROOF

- False ceilings installed at the time of registration of the strata plan (other than painting, which shall be the lot owner's responsibility)
- Plastered ceilings and vermiculite ceilings (other than painting, which shall be the lot owner's responsibility)
- Guttering
- Membranes

3 BALCONY AND COURTYARDS

- **Columns and railings**
 - Doors, windows, and walls (unless the plan was registered before 1 July 1974 – refer to the registered strata plan)
- **Balcony ceilings (including painting)**
 - Security doors, other than those installed by an owner after registration of the strata plan
 - Original tiles and associated waterproofing affixed at the time of registration of the strata plan
 - Common wall fencing, shown as a thick line on the strata plan
 - Dividing fences on a boundary of the strata parcel that adjoin neighbouring land
 - Awnings within common property outside the cubic space of a balcony or courtyard
- **Walls of planter boxes shown by a thick line on the strata plan**
- **That part of a tree which exists within common property**

5 PLUMBING

- Floor drain or sewer in common property
- Pipes within common property wall, floor or ceiling
- Main stopcock to unit
- Storm water and on-site detention systems below ground

2 WINDOWS

- Windows in common property walls, including window furniture, sash cord and window seal
- Insect-screens, other than those installed by an owner after the registration of the strata plan
- Original lock or other lock if subsequently replacement by the owners corporation

4 ELECTRICAL

- Air conditioning systems located on the common property
- Automatic garage door opener, other than those installed by an owner after the registration of the strata plan and not including any related remote controller
- Fuses and fuse board in meter room
- Intercom handset and wiring serving more than one lot
- Electrical wiring serving more than one lot
- Light fittings serving more than one lot
- Power point sockets serving more than one lot
- Smoke detectors whether connected to the fire board in the building or not (and other fire safety equipment subject to the regulations made under Environmental Planning and Assessment Act 1979)
- Telephone, television, internet and cable wiring within common property walls
- Television aerial, satellite dish, or cable or internet wiring serving more than one lot, regardless of whether it is contained within any lot or on common property
- Lifts and lift operating systems

6 PARKING/GARAGE

- Carports, other than those within the cubic space of a lot and referred to in the strata plan, or which have been installed by an owner after registration of the strata plan
- Electric garage door opener (motor and device) including automatic opening mechanism which serves more than one lot
- Garage doors, hinge mechanism and lock, if shown by a thick line on the strata plan or if outside the cubic space of the lot
- Mesh between parking spaces, if shown by a thick line on the strata plan

7 GENERAL

- Common property walls
- The slab dividing two storeys of the same lot, or one storey from an open space roof area eg. a townhouse or villa (unless the plan was registered before 1 July 1974 – refer to the registered strata plan)
- Any door in a common property wall (including all original door furniture)
- Skirting boards, architraves and cornices on common property walls (other than painting which shall be the lot owner's responsibility)
- Original tiles and associated waterproofing affixed to the common property walls at the time of registration of the strata plan
- Ducting cover or structure covering a service that serves more than one lot or the common property
- Ducting for the purposes of carrying pipes servicing more than one lot
- Exhaust fans outside the lot
- Hot water service located outside of the boundary of any lot or where that service serves more than one lot
- Letter boxes within common property
- Swimming pool and associated equipment
- Gym equipment

8 ENTRANCE DOOR

- Original door lock or its subsequent replacement
- Entrance door to a lot including all door furniture and automatic closer
- Security doors, other than those installed by an owner after registration of the strata plan

9 FLOOR

- Original floorboards or parquet flooring affixed to common property floors
- Mezzanines and stairs within lots, if shown as a separate level in the strata plan
- Original floor tiles and associated waterproofing affixed to common property floors at the time of registration of the strata plan
- Sound proofing floor base (eg magnesite), but not including any sound proofing installed by an owner after the registration of the strata plan