

DAY LEGAL

SPECIALIST PROPERTY LAWYERS

COMMON PROPERTY

NOT COMMON PROPERTY

ENTRANCE

Door Locks - Original	Door Locks - Additional
Entrance Door and closer	Keys, security cards etc

FLOORS

Original floor tiles and associated water proofing, floorboards and parquetry flooring installed <u>before</u> registration of Strata Plan.	Floor tiles, floorboards and parquetry flooring installed <u>after</u> registration of the Strata Plan.
	Internal carpets, vinyl flooring or cork tiles.

CEILINGS

Plastered and vermiculite ceilings and false ceilings installed <u>before</u> registration of the Strata Plan.	Paintwork and false ceilings installed <u>after</u> registration of the Strata Plan.
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ELECTRICAL

Air conditioning systems - serving more than one lot	Air conditioning systems - serving only one lot, if contained within the lot
Fuses and fuse board in the meter room	Fuses and fuse board within the lot
Intercom handset and wiring serving more than one lot	Intercom wiring serving only that lot
Light and power wiring in common property walls and serving more than one lot	Light and power wiring within an internal wall; light switches and light fittings inside the lot
Powerpoint socket located on Common Property	Powerpoint socket within a lot
Smoke detectors connected to the fireboard in the building	Smoke detectors within the lot that are not connected to the fireboard in the building
Any wiring for TV, cable TV, telephone, internet etc within Common Property walls	Any wiring for TV, cable TV, telephone, internet etc within the lot including service sockets
	Stoves, dishwashers, insinkerators

PLUMBING

Ducting covering stack	Toilet, bath, hand basin and shower screen
Floor drain	Cabinet and/or mirror
Main stop valve	Pipes under sink, laundry tub or hand basin
Pipes within Common Property Wall, floor or ceiling	Waste in bath, sinks and tubs
Stormwater pipes	Dampness in a lot coming from within the lot

WINDOWS

Flyscreens installed <u>before</u> registration of the Strata Plan	Flyscreens installed <u>after</u> registration of the Strata Plan
Original lock	Additional lock
Sash cord and window seals	Window lock keys

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BALCONY

Door, windows and railings	Pavers
Tiles and associated waterproofing affixed <u>before</u> registration of the Strata Plan.	Tiles affixed <u>after</u> registration of the Strata Plan
Planter boxes shown on the Strata Plan	Planter boxes not shown on the Strata Plan

CARPARKING

Carports	Door controller remotes
Garage doors, hinges and lock if shown as a <u>thick line</u> on the Strata Plan	Garage doors, hinges and lock if shown as a <u>thin line</u> on the Strata Plan
Line marking	Light-fittings inside the lot
Water dripping onto a car and likely to damage car paintwork	

GENERAL

Exhaust fans or communal ducting	Exhaust fans inside the lot
Hot water service serving more than one lot	Hot water service serving only one lot
Painting external to a lot	Internal painting
Common Property walls	Internal walls
Skirting boards and architraves on Common Property walls	Skirting boards and architraves on Internal, Non-Common Property walls
Tiles and associated waterproofing affixed to Common Property walls <u>before</u> registration of the Strata Plan	Tiles affixed to non-Common Property walls within the lot.
Letterboxes within Common Property	Letterbox within the lot
	Dishwasher and Stove

This Summary is a guide only.

For specific issues, please contact Day Legal,

Specialist Property Lawyers

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www.daylegal.com