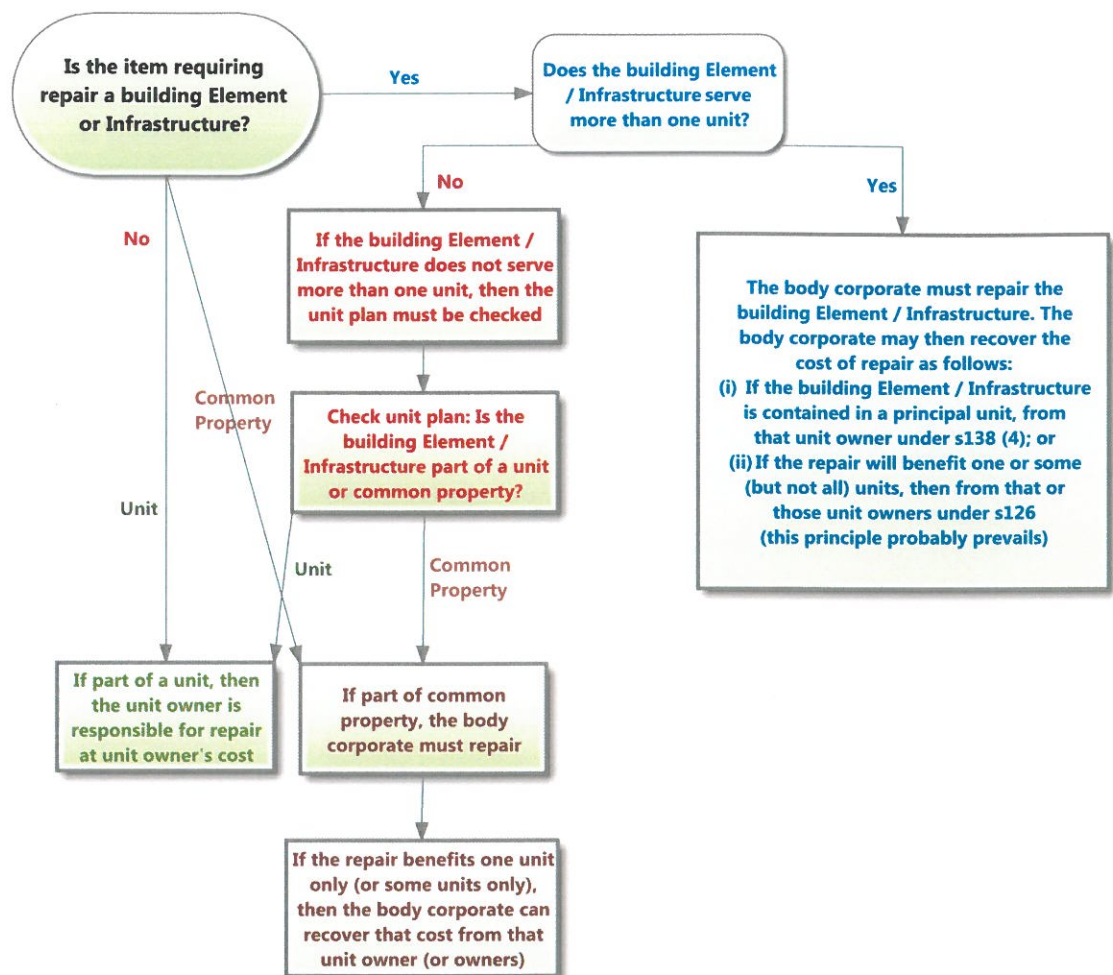


# REPAIR & MAINTENANCE - WHO PAYS?



## **BUILDING ELEMENTS**

*Building elements includes the external and internal components of any part of a building or land on a unit plan that are necessary to the structural integrity of the building, the exterior aesthetics of the building, or the health and safety of persons who occupy or use the building and including, without limitation, the roof, balconies, decks, cladding systems, foundations systems (including all horizontal slab structures between adjoining units or underneath the lowest level of the building), retaining walls, and any other walls or other features for the support of the building.*

## **INFRASTRUCTURE**

*Infrastructure includes pipes, wires, ducts, conduits, gutters, watercourses, cables, channels, flues, conducting, or transmission equipment necessary for the provision of water, sewerage, drainage, stormwater removal, gas, electricity, oil, shelter, protection from fire, security, rubbish collection, air, telephone connection, Internet access, radio reception, television reception, or any other services or utilities to or from a unit or to or from the common property.*

### **Note :**

*The responsibilities stated in this diagram may be altered by :*

- 1) A Court approved scheme under s74 of the Act; e.g. where repairs are required to both common property and units, and these repairs cannot be undertaken separately.*
- 2) A wilful or negligent act or omission (or breach of Act or Rules) by a unit owner, tenant or invitee - recoverable from the unit owner under s127*