**Demarcation between Company and Shareholder Expenses: Apartment Interiors**

1. **Company takes direct financial responsibility\* for:**
* Access door to apartment
* Windows on exterior walls, other than replacement glass due to breakage
* “Phase 2” electrical re-wiring (i.e. wiring up to and including new circuit switch inside units)
* New drainage stacks (southern and northern facades)
* Drainage below floor or slab level
* Smoke alarms
* Sprinkler system
* Connections to TV master antenna for building
* Gas pipes up to but not including meter inside apartments
1. **Shareholder financial responsibility covers all remaining building elements inside apartments, including:**
* “Phase 3” electrical (i.e. wiring to appliances, power point and lights from internal circuit switch)
* Fixed line telecommunications (telephone, internet)
* Pay TV connection (e.g. Foxtel)
* Internal copper pipes and drains above floor level
* Tiles and waterproof membranes
* Internal doors and windows
* Floor and floor coverings
* Ceiling
* Walls
* Cupboards
* Sinks and basins
* Bath and shower recess, including shower screens
* Laundry facilities

*\****Note**: a general exemption from company financial responsibility applies where any repairs and maintenance to an apartment interior is needed as a result of misuse, neglect or the actions of the resident or other occupant. In these cases, the shareholder bears full financial responsibility for the repairs and maintenance concerned.

*Reference: Twenty’s Constitution s 9.1(2), s 9.2, s 11(8); previous discretionary items act as precedents for the allocation published above.*

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