

PALINGGAT OORD	DOC No	POL-018
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	DATE	13/09/21
OUTSIDE MAINTENANCE POLICY		

- The outdoor maintenance and repair (excluding building defects) of residences in Palinggat Resort is the responsibility of the body corporate. These include:
 - Walls
 - Roofs
 - Gutters
 - Garage door – not mechanical operation or replacement.
 - Window frame.
 - Outside doors, front and rear, excluding glass and locks.
 - Steps – excluding the painting of the porches.
- Power, water and sewage are the owner’s responsibility from the following points:
 - Power – from power meter to home (power meter included)
 - Water – from stopcock to home
 - Sewerage – from the residence to the main sewer line
 - ❖ If two or more homes share the connection to the main sewer line, that connection line is also considered part of the main sewer line, which is the responsibility of the body corporate.
 - ❖ However, where an individual detached house connects directly the main sewer line, that link from the residence to the main sewer line is the owner’s responsibility.
 - ❖ Owners must ensure that roots of trees and plants on their property do not clog sewer line. All such trees and plants must be removed.
- TV antennas and dishes are for the sole account of the owner, as well as the maintenance and repairing of structures due to any set up or removal of such equipment.
- Approved porches, verandas, carports and concrete walls are ceded by the owner to the Body Corporate and further maintained by the Body Corporate.
- Water tank erection and maintenance is the owner’s responsibility.
- New improvements are for the account of the owner, and after signing it is further maintained by the Body Corporate.

REV N°.	STATUS / CHANGE	DATE
1	juristic person changed to body corporate TV dishes changed to dishes Watertenks changed to water tank are signed by the owner to the Body Corporate, changed to ceded to the Body Corporate Canopies pergolas, logs changed to Porch, veranda, carport	13/02/21