

REGULATION FOR ALLOTMENT OF CHARGES

Obligations and charges deriving from rent contract as described below are divided between the owner and the tenant according to the terms listed below.

Charges due from the owner

- a) To maintain the accommodation as required for use
- b) To carry out all necessary and extraordinary repairs except those due from the tenant

Charges due from the tenant

- a) Ordinary maintenance including repairs for any damage or deterioration to the accommodation, outbuildings and common areas deriving from misuse and negligence
- b) Repairs and maintenance deriving from deterioration through use

Whenever repairs due from the tenant are not carried out, the Council may make these repairs; the tenant must reimburse expenses and any costs for services rendered.

Art. 1 Central heating system

Due from the owner

- The substitution of central main plant and appliances or part of them due to wear or accidental damage or for modifications required by laws and regulations;
- Extraordinary maintenance of the boiler room and its walls when necessary;
- Substitution of fire-extinguishers;
- Documents and expenses for controls carried out by specialised firms;

Due from the tenant

- Ordinary maintenance, including the repairs and substitution of accessory parts through use: nozzle, electrical winding of pumps, burners etc.;
- Recharging of fire-extinguishers and control of efficiency of fire hoses installed in common areas, even in the case of mishandling or theft;
- Conduction, energy and fuel;
- Periodical control
- Insurance against accidents to conductor;

Art. 2

Lift

Due from the owner

- Substitution and extraordinary maintenance of the lift
- Substitution of engine, shock-absorbers and all mechanical and electric parts, locks, etc;
- to keep the plant up to date with standards

Due from the tenant

- Ordinary maintenance
- Repair to mechanical and electrical parts due to break down, including repairs to locks and buttons of the cabin;
- periodical checks by specialised firms and the related taxes
- substitution of cables

Art. 3

Pump

Due from the owner

- installation of plant, extraordinary maintenance and substitution of any worn or accidentally damaged accessory;
- test, charges and taxes for installation

Due from the tenant

- ordinary maintenance, including repairs and minor substitution of parts caused by wear;
- recharging of pressure in the tank and hydraulic air vessels and recharging of water softening systems;
- cleaning, washing and disinfection of storage and pump tanks;
- inspection and periodical tests by specialised firms and related taxes;
- periodical prevention tests
- energy

Art. 4

Light, automated systems, bells

Due from the owner

- substitution and maintenance of illumination systems in all common

Due from the tenant

- repairs and substitutions of parts such as lamps, light-bulbs, plugs

areas of the building;

- to keep the plants up to date with standards

etc...;

- substitution and maintenance of worn house-phones, bell systems, timers;
- repairs of appliances and command panels for automatic gates and doors,
- installation and maintenance of automatic closure systems (vertical or horizontal closures);

Art. 5

Pipes, waste pipes and sewerage

Due from the owner

- substitution and repairs to gutters, water pipes, waste pipes;
- extraordinary repair of sewerage system and cesspools and extraordinary repair of water conditioners;
- repairs to walled or underground pipes;
- substitution of drain covers, trap-doors and slabs,
- installation and substitution of plants for raising waste waters including electrical winding of the pump;

Due from the tenant

- cleaning of waste pipes (including disposal of rain water) and gutters;
- emptying of cesspools, unblocking and scaling of waste pipes, siphons and drums, expenses for the functioning and ordinary maintenance of purification systems for sewerage;
- repairs to columns for damage caused by negligence or fault;
- running of pumps

Art. 6

Walls and fixtures in common areas

Due from the owner

- repairs to roofs, sun panels, terraces and chimneys, substitution of skylights

Due from the tenant

- repairs to roofs, sun panels, chimneys, skylights for damage caused by negligence and in particular due to installation of

- maintenance of walls and structures of the building including tinkering works
- to keep plaster, paint work and whitewashing of walls of the external common areas of the building in good condition;
- maintenance of fixtures according to programs of extraordinary maintenance
- radio/tv plants;
- minor repairs to common parts damaged by users and by third parties for services rendered to the same;
- paint work and whitewashing of internal common areas;
- repairs to and painting of worn fixtures;
- substitution of glass of balconies and common areas;
- repairs or substitution of locks and door bolts.

Art. 7

Various maintenance works to common areas

Due from the owner

- substitution of marble parts, banisters, handrails if not due to misuse;
- substitution of central TV plant for reception of programs;
- planting and substitution of trees and bushes;
- initial purchase of tools for maintenance of the garden;

Due from the tenant

- installation and substitution of carpets, stair carpets and replacement of mats;
- contracts for supply of electricity and water to plants and common areas;
- maintenance of centralised TV plant for reception of programs;
- personal name plates on bell systems and doors;
- de-ratting, de-beetling and general disinfection services;
- grass cutting, pruning and watering of bushes and trees; purchase of fertilisers and repair of tools, as well as general maintenance of the garden;
- maintenance and substitution of tools for the care of the garden;
- substitution of mobile parts of furnishing and complementary parts

(signs, letter boxes, show-cases, ceiling lighting, poles for washing lines etc.);

- intervention and salt for snow removal;

Art. 8

Works inside the accommodation

Due from the owner

- substitution of sanitary facilities and water meters through use (even if situated outside the accommodation);
- substitution of worn fixtures caused by wear;
- substitution of shutters for wear or damage due to atmospheric agents;
- substitution of blinds
- extraordinary maintenance of electric, water and gas plants;
- substitution of floors and tiles for defects of construction or wear;
- repairs to in-and-out water, heating and gas pipes placed within the walls;
- substitution of the boiler, appliances

Due from the tenant

- substitution and repairs to sanitary facilities and accessories due to negligence or fault;
- substitution and repair of taps and accessories, maintenance to worn hot and cold water meters;
- repairs of pipes and tubes inside the accommodation in case of damage;
-
- repair and substitution of belts, winding apparatus, strings and winding cords as well as repair of slats, hooks and pins of rollers; painting of shutters and blinds;
- repairs to blinds;
- substitution and repairs to electrical fixtures (switches, plugs, deviators etc); extraordinary maintenance of the electric plant following short circuit caused by negligence or recognised fault of the assignee;
- repairs to floors and tiles following negligence or fault, as well as to small parts of floor, plaster and tiles;
- maintenance and repair to the

and plants for heating and production of hot water, up to the fifth year of renting. After this date substitution expensed are charged to ERP for 80% whenever the assignee has regularly and correctly effected maintenance (ordinary maintenance once a year and fumes test every two, regularly reported on the boiler register);

boiler (also by substitution if criteria for regular maintenance have not been followed) to burner and the electrical parts and heating elements of the autonomous heating plant caused by use, substitution of coil. After the fifth year of rent, expenses for substitution will be charged to the tenant for 20% whenever regular and correct maintenance has been effected (ordinary maintenance once a year and fumes test every two, regularly reported on the boiler register);

- bringing flues into line with existing standards;
- periodical cleaning of flues and steam exhalation pipes by specialised firms;
- regular functioning of air grids which must in no way be covered or blocked;
- obligatory contract rates for ordinary maintenance of plants for heating, pump and lift;
- whitewashing of walls on a minimum three-yearly basis and painting of parts in wood and iron.

Art. 9 Extra Charges

Due from the owner

- insurance of the building and plants
- tax and charges for occupation of public spaces

Due from the tenant

- tax and charges for no thoroughfare signs and waste collection
- indirect costs for services rendered