



Government Housing and Buildings Department

Detailed illustrative lists of real estate maintenance works

First: Plumbing

Sr.	Statement of sub-maintenance items	Landlord's responsibility for carrying out work	Tenant's responsibility for carrying out work
1	Any intentional damage or misuse by the tenant		√
2	Repair or replacement of upper and lower water tanks	√	
3	Water supply lines and external water connections between the tanks and bathrooms and their accessories, including locks and etc.	√	
4	Floats for upper and lower tanks	√	
4.1	The main float of the compound or building	√	
4.2	Unit related floats		√
5	Bottom water pumps		√
6	Top water pump (pressure)		√
7	Replacement of the entire heater except the central one by the landlord		√
8	Replacement of the heater thermostat		√
9	Replacement of internal heater element		√
10	Change of water connections to and from the heater	√	
11	Replacement of water valves and faucets inside the property		√
12	Replacement of bathroom and kitchen mixers		√
13	Replacement of existing faucet, bathroom and kitchen connections inside the wall	√	
14	Replacement of the shower head or hose		√
15	Replacement of the bidet shower		√
16	Replacement of the toilet flush		√
17	Replacement of the toilet lid or bathroom accessories		√
18	Repair of water leaks in the toilet tank		√
18.1	If the leak is major in the toilet tank	√	
18.2	If the toilet tank is leaking due to daily use		√
19	Repair of toilet tank leaks	√	
20	Replacement of the sink drain siphon	√	
21	Repair of water leaks from sink drains	√	
22	Complete replacement of toilet drains, covers, or grilles		√
23	Replacement of broken or damaged sinks, toilets, or bathtubs due to misuse		√



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Sr.	Statement of sub-maintenance items	Landlord's responsibility for carrying out work	Tenant's responsibility for carrying out work
24	Replacement of broken or damaged sinks, toilets, or bathtubs due to poor manufacturing or poor installation workmanship.	√	
25	Draining of the internal or external sewers of the property	√	
25.1	Draining of the property's external sewers		√
25.2	Draining of the (main) buildings and residential compounds	√	
26	Repair of leaks inside the walls or floors in both bathrooms and kitchens	√	
27	Repair of the property's external sewage pipes	√	
28	Repair of the property's external manhole covers	√	
28.1	If the manhole of the property is broken		√
29	Installation or replacement of the property's water filters, except for the heater filter, is the responsibility of the landlord		√
30	Connection or modification of the water supply for automatic washing machines		√
31	Replacement of drain pipes for automatic washing machines		√
32	Any work added or resulting from the tenant's failure to follow up on regular maintenance work or resulting from failure to report the malfunction.		√



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Second: Electricity:

Sr.	Statement of sub-maintenance items	Responsibility for carrying out the landlord's works	Responsibility for carrying out the tenant's works
1	Replacement of electric socket		√
2	Replacement of socket due to burning or damage to the tenant's electrical equipment		√
3	Replacement of the electrical switch		√
4	Replacement of the electrical sub-breaker	√	
5	Replacement of a major breaker	√	
6	Replacement of lighting units		√
7	Repair of lighting units and lines		√
8	Supply or replacement of lighting		√
9	Replacement of the doorbell		√
10	Pulling or re-extending electrical cables and wires	√	
11	Replacement of electrical collectors (electricity panels)	√	
12	Replacement of bathroom and kitchen extractor fans		√
13	Replacement and supply of neon starters		√
14	Supply and installation of lighting units for skylights and parking lots	√	
15	Supply and replacement of a lighting base (nail or pin)		√
15.1	If the lighting base in the residential unit changes		√
15.2	Replacement of a lighting base (nail or pin) in corridors, buildings or public parking	√	
16	Replacement of the external air conditioning transformer or external pump (isolator)	√	
16.1	If the air conditioning transformer or external pump is damaged	√	
16.2	Regular maintenance (cleaning, replacement of the refrigeration condenser)		√
17	Replacement of external waterproof seals	√	
18	Any aggravated malfunctions resulting from the tenant's failure to follow up on regular maintenance work or resulting from failure to report the malfunction.		√



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Third: Tiles

Sr.	Statement of sub-maintenance items	Responsibility for carrying out the landlord's works	Responsibility for carrying out the tenant's works
1	Removal of internal or external tiles due to subsidence	√	
2	Removal of damaged interior tiles due to broken tiles caused by the tenant		√
3	Removal of damaged interior tiles due to adhesives		√
4	Removal of damaged tiles in bathrooms or kitchens due to poor installation or manufacturing workmanship	√	
5	Removal and reinstallation of tiles resulting from deposits in the building's basic structure	√	
6	Removal of skirt tiles due to adhesive or dyes caused by the tenant	√	
6.1	Deduction of the value of the damaged tiles from		√
6.2	Damaged tiles are removed and replaced by	√	
7	Reinstallation of tiles for floors or skirts due to poor workmanship and installation (provided that the tiles are present)	√	
8	Supply and installation of tiles due to the tenant's neglect to notify or keep the tiles when they are removed from their place	√	
8.	In the event of damage to the tiles caused by the tenant, the occupant must notify the landlord within a maximum period of 3 days from the occurrence of the damage. If the landlord is not notified within the period referred to above, the burden of repair will be on the occupant.		√
9	Dismantling and reinstalling the external interlock	√	
10	Supply and installation of external interlocks due to the loss of parts due to the tenant's negligence in reporting the malfunction	√	
11	Any aggravated malfunctions resulting from the tenant's failure to follow up on regular maintenance or resulting from failure to report the malfunction.		√



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Fourth: Carpentry:

Sr.	Statement of sub-maintenance items	Responsibility for carrying out the landlord's works	Responsibility for carrying out the tenant's works
1	Supply or replacement of the door lock		√
2	Supply or replacement of the door lock cylinder		√
3	Supply and installation of the keyhole cover		√
4	Supply or replacement of flap drawers for doors		√
5	Supply and installation of door hinges due to intentional damage		√
6	Rebalance the door to prevent friction	√	
7	Supply or replacement of door handles		√
8	Repair of door glass		√
9	Supply or replacement of wooden skirts	√	
9.1	If the wooden skirts are damaged or installed incorrectly	√	
9.2	In case the wooden skirts are damaged as a result of the occupant's misuse		√
10	Painting of interior or exterior doors due to aging or dyeing	√	
10.1	In the event that the interior and exterior doors are damaged due to the aging of the paint in the first place	√	
10.2	In the event of damage to the internal and external doors as a result of the occupant's misuse		√
11	Painting interior or exterior doors due to damage to the doors from bathroom or kitchen water.	√	
12	Opening of doors due to a malfunction in the door lock		√
13	Opening of doors due to loss of the door key		√
14	Repair of the door, door frame, or door edges due to intentional damage	√	
15	Repair of doors or skirts caused by termites	√	
16	Supply or installation of any parts for doors or their locks that have been dropped or lost due to the tenant's failure to follow up		√
17	Any aggravated malfunctions resulting from poor tenant follow-up or failure to report the malfunction immediately after the malfunction occurs.		√



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Fifth: Painting, gypsum, suspended ceilings, and waterproofing of ceilings

Sr.	Statement of sub-maintenance items	Responsibility for carrying out the landlord's works	Responsibility for carrying out the tenant's works
1	Renewal of the painting of the interior property for the purpose of renovation only	√	
2	Renewal of the exterior paint of the property for the purpose of renovation only	√	
3	Repainting of damaged parts caused by water leaks from bathrooms or kitchens	√	
4	Repainting due to the tenant's mishandling of the paint (by installing nails, placing stickers or drawings, or scraping off the paint)		√
5	Renewal of the painting of the entrances to residential buildings and common areas for apartment residents within a period of time of at least (.....) years	√	
6	Repair of paint for damaged walls and suspended ceilings due to water leaks related to air conditioning in internal or external units.	√	
7	Repair of suspended ceilings due to water leaks in bathrooms and kitchens.	√	
7.1	If the damage is a primary leak	√	
7.2	If the damage is due to the occupant's misuse		√
8	Repair of the suspended ceilings and repaint of walls damaged due to damage to the external surface glue.	√	
9	Repair of the insulation of external surfaces due to wear and tear.	√	
10	Repair of suspended ceilings due to damage to the ceiling insulation caused by the tenant by installing dishes or air conditioning bases.		√
11	Any aggravated malfunctions resulting from the tenant's failure to follow up on regular maintenance work or resulting from failure to report the malfunction.		√



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Sixth: Electrical appliances, furniture and air conditioning

Sr.	Statement of sub-maintenance items	Responsibility for carrying out the landlord's works	Responsibility for carrying out the tenant's works
1	Replacement of electrical appliances due to the tenant's desire to renew only		√
2	Replacement of electrical appliances due to the tenant's misuse		√
3	Replacement of furniture due to the tenant's desire to renew only		√
4	Replacement of furniture and electrical appliances within an estimated period of time from the date of their supply and in the event of unintentional damage by the occupant, or at the request of Housing Affairs after assessing the request to change the furniture.	√	
5	Regular maintenance of electrical appliances	√	
6	Replacement of consumable parts in electrical appliances	√	
7	Air conditioning unit washing		√
8	Cleaning filters for air conditioning units		√
9	Air conditioning water drain	√	
10	Gas filling in air conditioning units		√
11	Replacement of the compressor for air conditioning units	√	
12	Any aggravated malfunctions resulting from the tenant's failure to follow up on regular maintenance work or resulting from failure to report the malfunction.		√



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Seventh: Blacksmithing and Aluminum

Sr.	Statement of sub-maintenance items	Responsibility for carrying out the landlord's works	Responsibility for carrying out the tenant's works
1	Supply and replacement of aluminum door locks		√
2	Supply and replacement of aluminum door handles		√
3	Supply and installation of aluminum window locks		√
4	Replacement of aluminum window grille due to damage by the tenant		√
5	Replacement of aluminum drawer rails		√
6	Replacement of envelope handles or drawers broken due to the tenant's use		√
7	Replacement of aluminum kitchen hinges		√
8	Repair of aluminum kitchen doors that are damaged or broken due to the tenant's use		√
9	Repair of aluminum kitchen drawers that are damaged or broken due to the tenant's use		√
10	Supply and installation of aluminum shelves that are damaged due to tenant use		√
11	Supply and installation of aluminum window rails or damaged aluminum mesh	√	
12	Replacement of glass broken due to the tenant		√
13	Replacement of the aluminum door or aluminum frame that is damaged due to the tenant's misuse		√
14	Supply and installation of hinges for aluminum doors		√
15	Re-weld and repair of iron doors due to corrosion from rust	√	
16	Replacement of damaged door lock		√
17	Replacement of damaged door locks or door handles due to misuse by the tenant		√
18	Replacement of glass broken due to the tenant's use		√
19	Door lock maintenance and repair	√	
20	Change of the battery of the remote control for the external automatic door		√
21	Supply or replacement of damaged or missing automatic door remotes		√
22	Supply and replacement of door handles		√
23	Supply and replacement of cylinders for door works		√



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Sr.	Statement of sub-maintenance items	Responsibility for carrying out the landlord's works	Responsibility for carrying out the tenant's works
24	Any aggravated malfunctions resulting from the tenant's failure to follow up on regular maintenance work or resulting from failure to report the malfunction.		√
25	Car garage door maintenance (car garage)	√	
25.1	Car garage door malfunction maintenance (car garage)	√	
26	Repair or maintenance of (water dynamo)		√
26.1	Maintenance of the shower door if it is not suitable for daily use	√	
26.2	Maintenance of the shower door due to misuse or daily use		√

Eighth: Fire

- ◆ In the event of a fire, a report must be submitted from the Civil Defense to determine the source and cause of the fire, and the Housing Affairs will determine who caused the damage, whether the landlord or the occupant.

Ninth: Other items

- ◆ The landlord sends a request letter to the Housing Affairs if he wishes to enter the housing to photograph the interior and exterior. After the Housing Affairs approves, the landlord sends a delegate or a representative from the administration.