

Tenancy services & maintenance responsibilities				
	Maintained by		Owned by	
	Sydney Airport	Tenant	Sydney Airport	Tenant
Shopfronts				
Public area flooring.	Y		Y	
Public area ceiling.	Y		Y	
Stainless steel inter-tenancy wall cap as applicable to location.	Y		Y	
Approved additional tenant external lighting.		Y		Y
Shopfront framing and glazing.		Y		Y
Shopfront shutters/entry doors.		Y		Y
Shopfront signage and graphics.		Y		Y
Interior				
Inter-tenancy walls: plasterboard over stud construction.		Y	Y	
Structural Slab min 20mm set down. Scabbled smooth and free of adhesives and debris. Divots in structural slab to a maximum of 15mm. Tenant to check on site. No chasing of structural slab to occur.	Y		Y	
Tenancy floor topping and finishes to be finished flush to existing concourse floor.		Y		Y
Additional work to inter-tenancy walls.		Y		Y
Ceiling and access panels.		Y		Y
Internal tenancy walls.		Y		Y
Interior tenancy finishes.		Y		Y
Column treatment (on or within lease line).		Y		Y
Fire Protection				
Sprinklers to open plan at high level to incl. tenancy isolation valve (AS 2118).	Y		Y	

Modified low level Sprinklers to suit tenancy configuration.		Y		Y
Terminal fire protection services including but not limited to fire hose reels, hydrants, isolation / monitoring valves, sprinkler mains and associated infrastructure.	Y		Y	
Smoke detectors.		Y	Y	
Additional smoke detectors to suit tenancy configuration.		Y		Y
EWIS and PA.		Y	Y	
Additional EWIS and PA to suit tenancy configuration.		Y		Y
Fire extinguisher(s)/fire blanket(s).		Y		Y
Mechanical				
A/C system.		Y	Y	
Additional A/C components to suit tenancy configuration.		Y		Y
Sydney Airport supplied exhaust fan.	Y		Y	
Cleaning of kitchen exhaust duct make to supplied exhaust fan (annual).		Y		Y
A/C temperature sensor system.	Y		Y	
Additional A/C system or components to suit tenancy configuration.		Y		Y
Electrical				
3 phase supply, including main CB and smart meter (capacity as advised by Sydney Airport).	Y		Y	
EDB.	Y		Y	
Electrical reticulation from Tenancy DB within premises.		Y		Y
Shop lighting and power (including signage).		Y		Y
Emergency and exit lighting.		Y	Y	
Additional emergency and exit lighting to suit tenancy configuration.		Y		Y
Tenant security systems.		Y		Y
Airport security systems.	Y		Y	
Communications				
10 x pair cable & frame connection to tenancy.	Y		Y	

Reticulation within premises wiring/outlets.		Y		Y
Plumbing				
Cold water supply to premises at high or low level with isolation valve – (1 off 25mm Dia piping). Non-return valve.	Y		Y	
Water reticulation in premises.		Y		Y
Hot water/sinks/hand basins.		Y		Y
Standard waste point.		Y	Y	
Upgraded plumbing if required by Tenant and approved by Sydney Airport.		Y		Y
Connection and authorities inspections.		Y		Y
Sydney Water pulse output type water meter.	Y		Y	
Other Tenant fit out Items.				
External and/or blade signs where applicable.		Y		Y
Core holes/penetrations to structural as a result of approved Tenant's works.		Y		Y
Upgrade/additional utilities and associated works approved by Sydney Airport.		Y		Y
Waterproofing.		Y		Y