**NEMC Position Statement: Artwork in Common Areas**

Residents should already be aware that the storage or placement of any items that take up floor or windowsill space in Common Areas is not permitted. This is due to the fire, and health and safety risks presented by such objects. However, the Board has been made aware that residents of some blocks have put up pictures in Common Areas, which is a separate issue.

Management of the Common Areas is the responsibility of NEMC Board. The Board’s position on artwork in Common Areas is therefore as follows:

Artwork is permitted to be displayed on walls in Common areas as long as all of the

following conditions are met:

* The artwork does not in any way present a risk to health and safety
* There is no loose paper and the artwork does not in any way constitute a fire risk, e.g. it is framed and behind glass
* The artwork does not in any way obstruct passage through the area
* Display of the artwork does not in any way damage the existing decoration or material of the Common Area.
* The Artwork does not in any way lessen the enjoyment of the Common Area for the majority of residents who live in the Block where the Artwork is displayed. If a majority of leaseholders within a block feel the Artwork lessens their enjoyment of them, the owner(s) of the Artwork will not have met all of the necessary conditions for its display and will be responsible for its prompt removal.

Due to the Board’s position as de facto owner of all Common Areas, failure of owners to remove artwork that does not meet the Board’s conditions constitutes a breach of conditions laid down in both the Position Statement and Lease Documents.

The Board and Management will follow up any complaints from residents about artwork put up in Common Areas but hope that in the main they will be resolved amicably amongst residents themselves and that further action by the board will not be required.

NEMC Board, April 2020