

**BY LAW**  
**STRATA SCHEMES MANAGEMENT ACT (1996)**  
**RESIDENTIAL SCHEMES**

**1 NOISE**

An owner or occupier of a lot must not create any noise on the parcel likely to interfere with the peaceful enjoyment of the owner or occupier of another a Lot or any person lawfully using common property.

**2 VEHICLES**

An owner or occupier of a lot must not park or stand any motor or other vehicle on common property except with the written approval of the Owners Corporation.

**3 OBSTRUCTION OF COMMON PROPERTY**

An owner or occupier of a lot must not obstruct lawful use of common property by any person except on a temporary and non-recurring basis.

**4 DAMAGE TO LAWNS AND PLANTS ON COMMON PROPERTY**

An owner or occupier of a lot must, except with the written approval of the Owners Corporation:

- a) damage any lawn, garden, tree, shrub, plant or flower being part of or situated on common property, or
- b) use for his or her own purposes as a garden any portion of the common property.

**5 DAMAGE TO COMMON PROPERTY**

(1) An owner or occupier of a lot must not mark, paint, drive nails or screw or the like, into, or otherwise damage or deface, any structure that forms part of the common property except with the written approval of the Owners' Corporation.

(2) An approval given by the Owners Corporation under subclause (1) cannot authorize any additions to the common property.

3) This by-law does not prevent an owner or person authorized by an owner from installing:

- a) any locking safety device for the protection of the owner's lot against intruders or to improve safety within the owner's lot; or
  - b) any screen or other device to prevent entry of animals or insects on the lot; or
  - c) any structure or device to prevent harm to children, or
  - d) any device used to affix decorative items to the internal surfaces of the walls in the owner's lot.
- 4) Any such locking or safety device, screen, other device or structure must be installed in a competent and proper

manner and must have an appearance, after it has been installed, in keeping with the appearance of the rest of the building.

5) Despite section 62, the owner of a lot must:

a) maintain and keep in a state of good and serviceable repair any installation or structure referred to in subclause (3) that forms part of the common property and that services the lot, and

b) repair any damage caused to any part of the common property by the installation or removal of any locking or safety device or structure referred to in sub clause (3) that forms part of the common property and that services the lot.

**6 BEHAVIOUR OF OWNERS AND OCCUPIERS**

An owner or occupier of a lot when on common property must be adequately clothed and must not use language or behave in a manner likely to cause offence or embarrassment to the owner or occupier of another lot or to any person lawfully using the common property.

**7 CHILDREN PLAYING ON COMMON PROPERTY IN BUILDING**

An owner or occupier of a lot must not permit any child of whom the owner or occupier has control of to play on common property within the building or, unless accompanied by an adult exercising effective control, to be or to remain on common property comprising a laundry, car parking area or other area of possible danger or hazard to children.

**8 BEHAVIOUR OF INVITEES**

An owner or occupier of a lot must take all reasonable steps to ensure that invitees of the owner or occupier do not behave in a manner likely to interfere with the peaceful enjoyment of the owner or occupier of another lot or any person lawfully using common property.

**9 DEPOSITING RUBBISH AND OTHER MATERIAL ON COMMON PROPERTY**

An owner or occupier of a lot must not deposit or throw on the common property any rubbish, dirt, dust or other material except with the written approval of the Owners Corporation.

**10 DRYING OF LAUNDRY ITEMS**

An owner or an occupier of a lot must not, except with the written approval of the Owners Corporation, hang any washing, towel, bedding, clothing or other article on any part of the parcel, in such a way as to be visible from outside the building other than on any lines provided by the Owners Corporation for the purpose and there only for a reasonable period.

**11 CLEANING WINDOWS AND DOORS**

1) An owner or occupier of a lot must keep clean all glass in windows and all doors on the boundary of the lot, including so much as is common property, unless:

a) the owners corporation resolves that it will keep the glass or specified part of the glass clean; or

b) that glass or part of the glass cannot be accessed by the owner or occupier of the lot safely or at all.

2) If any glass is not required to be kept clean by the owner or occupier of a lot because of sub clause (1), the Owners Corporation must keep that glass clean.

**12 STORAGE OF INFLAMMABLE LIQUIDS AND OTHER SUBSTANCES AND MATERIALS**

1) An owner or occupier of a lot must not, except with written approval of the owners corporation, use or store on the lot or on the common property any inflammable chemical, liquid, or gas or other inflammable material.

2) This by-law does not apply to chemicals, liquids, gasses or other material used or intended to be used for domestic purposes, or any chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

## BY LAWS

### STRATA SCHEMES MANAGEMENT ACT (1996) RESIDENTIAL SCHEMES

#### 13 MOVING FURNITURE AND OTHER OBJECTS ON OR THROUGH COMMON PROPERTY

- 1) An owner or occupier of a lot must not transport any furniture or large object through or on common property within the building unless sufficient notice has first been given to the Executive Committee so as to enable the Executive Committee to arrange for its nominee to be present at the time when the owner or occupier does so.
- 2) An Owners Corporation may resolve that furniture or large objects are to be transported through or on common property (whether in the building or not) in a specified manner.
- 3) If the Owners Corporation has specified, by resolution, the manner in which furniture or large objects are to be transported, an owner or occupier of a lot must not transport any furniture or large object through or on common property except in accordance with that resolution.

#### 14 FLOOR COVERINGS

- 1) An owner of a lot must ensure that all floor space within the lot is covered or otherwise treated to a extent sufficient to prevent the transmission from the floor space of noise likely to disturb the peaceful enjoyment of the owner or occupier of another lot.
- 2) This by-law does not apply to floor space comprising a kitchen, laundry or lavatory or bathroom.

#### 15 GARBAGE DISPOSAL

**Note: Select option A or B. If no option is selected, option A will apply.**

##### OPTION A

An owner or an occupier of a lot in a strata scheme that does not have shared receptacles for garbage and recyclable materials or waste:

- a) must maintain such receptacles within the lot, or on such part of the common property as may be authorized by the Owners Corporation, in clean and dry condition and adequately covered, and
- b) must ensure that before refuse and recyclable materials or waste are placed in the receptacles it is in the case of refuse securely wrapped or, in the case of tins or other containers, completely drained, or in the case of recyclable materials or waste separated and prepared in accordance with the applicable recycling guidelines, and

- c) for the purpose of having the garbage and recyclable materials or waste

collected, must place the receptacles within an area designed for that purpose by the Owners' Corporation and at a time which garbage and recyclable materials or waste is normally collected, and

- d) when the garbage and recyclable materials or waste has been collected, must promptly return the receptacles to the lot or other area referred to in paragraph (a),
- e) must not place anything in the receptacles of the owner or occupier of any other lot except with the permission of that lot owner or occupier, and
- f) must promptly remove anything which the owner, occupier or garbage or recycling collector may have spilled from the receptacles and must take such action as necessary to clean the area within which that thing was spilled.

##### OPTION B

An owner or occupier of a lot in a strata scheme that has shared receptacles for garbage and recyclable materials or waste:

- a) must ensure that before refuse and recyclable materials or waste are placed in the receptacles it is in the case of refuse securely wrapped or, in the case of tins or other containers, completely drained, or in the case of recyclable materials or waste separated and prepared in accordance with the applicable recycling guidelines, and

- b) must promptly remove any thing which the owner or occupier may have spilled in the area of the receptacles and must take action as may be necessary to clean the area within which that thing was spilled.

#### 16 KEEPING OF ANIMALS

**Note: Selected option A or B. If no option is selected, option A will apply.**

##### OPTION A:

- 1) Subject to section 49 (4), an owner or an occupier of a lot must not, without the written approval of the Owners Corporation, keep any animal (except fish kept in a secure

aquarium on the lot) on the lot or the common property.

- 2) The Owners' Corporation must not unreasonably withhold its approval of the keeping of an animal on a lot or the common property.

##### OPTION B:

- 1) subject to section 49(4), an owner or occupier of a lot must not, without the written approval of the Owners' Corporation, keep any animal (except a small cat, a small dog or a small caged bird, or fish kept in a secure aquarium on the lot) on the lot or the common property.

- 2) The Owners' Corporation must not unreasonably withhold its approval of the keeping of an animal on a lot or the common property.

- 3) If an owner or occupier of the lot keeps a small cat, small dog, or a small caged bird on the lot then the owner or occupier must:

- a) notify the Owners' Corporation that the animal is being kept on the lot, and
- b) keep the animal within the lot, and
- c) carry the animal when it is on common property, and
- d) take such action as may be necessary to clean all areas of the lot or the common property that are soiled by the animal.

#### 17 APPEARANCE OF THE LOT

- 1) The owner or occupier of a lot must not, without the written approval of the Owners' Corporation, maintain within the lot anything visible from outside the lot that, viewed from outside the lot, is not keeping with the rest of the building.

- 2) This by-law does not apply to the hanging of washing, towel, bedding, clothing or other articles referred to in by law 10.

#### 18 NOTICE - BOARD

An Owners' Corporation must cause a notice-board to be affixed to some part of the common property.

#### 19 CHANGE IN USE OF A LOT TO BE NOTIFIED

An occupier of a lot must notify the Owners' Corporation if the occupier changes the existing use of the lot in a way that may affect the insurance premiums for the strata scheme (for example, if the change of use results in a hazardous activity being carried out on the lot, or results in the lot being used for commercial or industrial purpose rather than residential purposes).