

BODY CORPORATE OPERATIONAL RULES

ELMDALE LANE BODY CORPORATE NO. 46906

As at 11 October, 2012

BODY CORPORATE RULES:

As per the Unit Titles Act 2010 s105:

The following are the standard Operational Rules contained in Schedule 1 of the Unit Titles Regulations 2011:

1. An owner or an occupier of a unit must not -
 - (a) damage or deface common property:
 - (b) leave rubbish or recycling material on the common property:
 - (c) create noise likely to interfere with the use or enjoyment of the unit title development by other owners or occupiers:
 - (d) park on common property unless the body corporate has designated it for car parking, or the body corporate consents:
 - (e) interfere with the reasonable use and enjoyment of the common property by other owners or occupiers.
2. An owner or occupier of a unit must dispose of rubbish hygienically and tidily.

Schedule of Amendments:

The body corporate rules are amended by the addition of the following:

Use of Premises:

A proprietor or occupier of any unit shall not:

- (a) use or permit it to be used for any purpose which is illegal or may be injurious to the reputation of the building its proprietors or the body corporate
- (b) use his unit or permit it to be used in such manner or for such purpose as to cause a nuisance or disturbance to any occupier of any unit (whether a proprietor or not) or his family
- (c) use any unit within the unit title development for any noisome, noxious or dusty trade or undertaking or use, including motor vehicle servicing or repairs, panel beating, painting and spray painting, car wrecking, towing or haulage, sauna and/or massage and/or escort agency or brothel, funeral parlour or chapel, computer games

parlour, internet chat room facility or internet cafe or similar computer activity without first obtaining the express written consent of the Body Corporate

(d) use or permit it to be used for any butchery or any other meat processing activity

Pets:

A proprietor or occupier of any unit shall not:

(a) Keep any animal on or in his unit or the common property without the prior written consent of the committee of the body corporate, or if no committee, of the body corporate

External Appearance:

A proprietor or occupier of any unit shall not:

(a) Alter the colour scheme or appearance of the exterior of the unit, including fences and paving/asphalting, without first obtaining consent in writing of the committee of the body corporate, or if no committee, of the body corporate

Signage:

A proprietor or occupier of any unit shall not:

(a) not fix, erect, paint or display any sign, signboard, advertisement, notice, poster, placard, banner or like, to the exterior of the building, or in or on the common property including in or near the entranceway to the development without first obtaining;;

(i) prior written approval of the committee of the body corporate, or if no committee, of the body corporate. If it is necessary

(iii) all statutory and local authority approvals. If it is necessary to allocate the total amount of signage permitted for the development, such entitlement shall be determined by the Ownership Interest of each unit in the development OR (by the number of units in the development)

A proprietor or occupier of any unit shall:

(a) Remove all signage from the exterior of the building and any designated signage area upon vacating the premise and make good all surfaces at his cost in keeping with the exterior appearance of the building and ensuring weatherproofing of the exterior cladding is not compromised.

Car Parking areas:

A proprietor or occupier of any unit shall not:

(a) use the designated car park areas at the development for any other purposes than to park registered, warranted, cars or commercial vehicles, without the prior written consent of the committee of the body corporate, or if no committee, the body corporate.

Heavy Objects:

A proprietor or occupier of any unit shall not:

- (a) move on to or off the property or on to or off the common area any heavy object, including but not limited to containers, without first advising the body corporate at least 24 hours prior and obtaining consent. A proprietor or occupier must ensure that all necessary precautions are taken to ensure that access to buildings, car parks etc for other users is safe and unimpeded. A proprietor or occupier undertaking such activity must take all necessary precautions to prevent damage to buildings and common areas and other services/facilities at the development. Any damage caused to buildings, common areas or services/facilities at the development by such activity is to be professionally repaired to the standard prior to the damage occurring. Such repairs to be at the cost of the proprietor or occupier.

Notice of defects:

A proprietor or occupier of any unit shall:

- (a) on becoming aware of any defect or damage to any part of the building, the exterior of the building or the common property or the failure or defect of any of the building's services, shall notify the body corporate immediately.

Rubbish:

A proprietor or occupier of any unit shall:

Ensure correct facilities for rubbish disposal at the development are utilised and that any local requirements for disposal of rubbish on site are adhered to at all times. Bins supplied for rubbish shall not be overfilled, bins for individual units are not permitted to be stored in the common area.