

Body Corporate and Community Management Act 1997

Schedule 2

BY-LAWS

(section 130)

NOISE

1. The Occupier of a lot must not create noise likely to interfere with the peaceful enjoyment of a person lawfully on another lot or the common property .

VEHICLES

2. (1) The Occupier of a lot must not , without the Body Corporate,s written approval-

(a) park a vehicle , or allow a vehicle to stand , on the common property-

(b) permit an invitee to park a vehicle, or allow a vehicle to stand on the common property-

(2) An approval under subsection (1) must state the period for which it is given .

(3) However , the Body Corporate may cancel the approval by giving 7 days written notice to the occupier

OBSTRUCTION

3. The occupier of a lot must not obstruct the lawful use of the common property by someone else

DAMAGE TO LAWNS

4. The occupier of a lot must not , without the body Corporate,s written approval-

(a) damage a lawn ,tree ,plant or flower on the common property ; or

(b) use a part of the common property as a garden .

(2) An approval under subsection (1) must state the period for which it is given .

(3) However , the Body Corporate may cancel the approval by giving 7 days written notice to the occupier .

DAMAGE TO COMMON PROPERTY

5. (1) An occupier of a lot must not , without the Body Corporate,s written approval , mark, paint drive nails screws or other objects into , or otherwise damage a structure that forms part of the common property .

(2) However, an occupier may install a locking or safety device to protect the lot against intruders , or a screen to prevent entry of animals or insects , if the device or screen is soundly built and is consistant with the colour , style and materials of the building .

(3) The owner of a lot must keep a device installed under subsection (2) in good order and repair .

BEHAVIOUR OF INVITEES

6. An occupier of a lot must take reasonable steps to ensure that the occupiers invitees do not behave in a way likely to interfere with the peaceful enjoyment on another lot or the common property

LEAVING OF RUBBISH ETC, ON THE COMMON PROPERTY

7. The occupier of a lot must not leave rubbish or other material on the common property in a way or place likely to interfere with the enjoyment of the common property by someone else .

APPEARANCE OF A LOT

8. (1) The occupier of a lot must not , without the Body Corporate,s written approval , make a change to the external apperance of the lot unless the change is minor and does not detract from the amenity of the lot and its surrounds .
- (2) The occupier of a lot must not , without the body Corporate,s written approval -
- (a) hang washing bedding , or another cloth article if the article is visable from another lot or the common property , or from outside the scheme land ; or
 - (b) display a sign , advertisement , placard , banner, pamphlet or similiar article if the article is visable from another lot or the common property , or from outside the scheme land .
- (3) This section does not apply to a lot created under a standard format plan of subdivision

STORAGE OF FLAMMABLE MATERIALS

9. (1) The occupier of a lot must not , without the Body Corporate,s written approval , store a Flammable substance on the common property.
- (2) The occupier of a lot must not , without the Body Corporate,s written approval , store a flammable substance on the lot unless the substance is used or intended for use for domestic purposes .
- ((3) However , this section does not apply to the storage of fuel in -
- (a) the fuel tank of a vehicle , boat or internal combustion engine ; or
 - (b) a tank kept on a vehicle or boat in which the fule is stored under the requirements of the law regulating the storage of flammable liquid .

GARBAGE DISPOSAL

10. (1) Unless the Body Corporate provides some other way of garbage disposal , the occupier of a lot must keep a receptacle for garbage in a clean and dry condition and adequatly covered on the lot , or on a part of the common property designated by the Body Corporate for the purpose .
- (2) The occupier of a lot must -
- (a) comply with all local government local laws about disposal of garbage ; and
 - (b) ensure that the occupier does not , in disposing of garbage , adversely affect the health or comfort of the occupiers of other lots .

KEEPING OF ANIMALS

11. (1) The occupier of a lot must not, without the body Corporate,s written approval -
- (a) bring or keep an animal on the lot or the common property ;or
 - (b) permit an invitee to bring or keep an animal on the lot or the common property.
- (2) The occupier must obtain the Body Corporate,s written approval before bringing, or permitting an invitee to bring , an animal onto the lot or the common property .

However , section 143 of the Act provides follows -

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Guide Dogs

143. (1) A person mentioned in the Guide Dogs Act 1972 section 5, who is entitled to be on a lot included in a community titles scheme , or on the common property , is entitled to be accompanied by a guide dog while on the lot or common property.
- (2) Also a person mentioned in subsection (1) who is the owner or occupier of a lot in a communitybtitles scheme is entitled to keep a guide dog on the lot .
- (3) A By-Law cannot exclude or restrict a right given by this section