

This is a guide only. Please read full copy of By-laws before making any decision or taking any action

Summary of By-laws for Strata Plan 87506

The following is a summary only and is to be used as a guide and not for the purpose of making a decision or taking any action. You must read the full version of the By-laws before making any decision or taking any action. If you don't currently have a copy of the by-laws please contact your Building Manager or download a copy from www.azurerhodes.com.au

Your Behaviour & Noise - By Law 3

- **Noise** - An occupier must not create any noise likely to interfere with the peaceful enjoyment of other occupiers or any person lawfully using common property.
- **Common Property** - You must not do anything that will result in the obstruction common property
- **Illegal Behaviour** - You must not do anything in the building which is illegal
- **By Laws** – You must follow the conditions set out in By-law 3 and all other relevant by-laws for Strata Plan 87506, as well as any other conditions created by the Owners Corporation.

Smoking - By-Law 3

- **Smoking** - Residents are not permitted to smoke on common property or allow smoke to enter common property or a residential and/or commercial lot.

Your Visitors & Guests - By-Law 4

- **Visitors Behaviour** - Ensure you visitors and guests behave in a way that does not disrupt other residents.
- **Offensive Visitors** - Accompany you visitors and guests at all times and ensure they comply with the building by-laws. You must make the visitors or guests leave the building if they fail to follow the building rules and by-laws.
- **By Laws** – You must follow the conditions set out in By-law 4 and all other relevant by-laws for Strata Plan 87506, as well as any other conditions created by the Owners Corporation.

Building Works, Renovations, Floor Coverings, Etc - By-Law 5, By-Law 12, By-Law 13

- **Notice** – You must provide at least 14 days' notice to the Owners Corporation in order to be able to determine you application.
- **Consent is required** - You must obtain consent from the Owners Corporation before undertaking any form of building works. Your request for consent must include all the items listed in by-law 12.4 & 12.5. Depending on the type of works, consent may also be required from the relevant government agencies.
- **Floor Coverings** - You must keep floors covered or treated to stop the transmission of noise. You must have prior written approval from the owners Corporation prior to make any changes to the existing floor coverings.
- **Conditions** – You must be all conditions and instructions relating to the works being completed which include but are not limited to working hours, removal of debris, noise, etc. and all the conditions listed in By-law 12 and all other relevant By-Laws of Strata Plan 87506.
- **Inner tenancy Walls** – Please refer to by-law 13 if you intend to alter or remove an inter-tenancy wall.
- **Compensation for damages** - compensate the Owners Corporation for any damage to Common Property caused by you, your visitors or persons doing work or carrying out building works in the building on your behalf.
- **By Laws** – You must follow the conditions set out in By-law 5, 12, 13 and all other relevant by-laws for Strata Plan 87506, as well as any other conditions created by the Owners Corporation.

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Balconies & Windows & Doors (By-Law 5), (By-law 6)

- **Items on Balconies & Lots** - You must not keep anything on the balconies or any area of the lot which is not in keeping with the appearance of the building without prior written approval from the Owners Corporation
 - **Items you may keep in Balconies** – Pot plants, landscaping and occasional furniture and outdoor recreational equipment provided it's a type approved by the Owners Corporation, will not cause damage and is not dangerous.
 - **Windows & door security** - You must not install bars, grilles, security locks on windows and doors if they are visible from outside the building without the prior written approval from the Owners Corporation
 - **Window Tinting** - You must not affix window tinting or other treatments to windows and glass doors in your apartment without approval*
 - **Window Covers** – The colour of any window or glass door coverings must be an off-white or another colour approved by the Owners Corporation
 - **Enclosing your Balcony** – You must not enclose the balcony without approval from the Owners Corporation and the relevant government agencies.
 - **Drying your laundry** - You must not hang laundry, bedding or other articles on the Balcony of your Apartment or in an area that is visible from outside your Apartment.
 - **Cleaning Windows** – You must clean the glass in windows and doors in your apartments, unless you are unable to access the windows and glass doors safely.
 - **Aerials & Wires** - You must not Hang aerials or wires outside the apartment without approval from the Owners Corporation
- By- Laws** - You must follow the conditions set out in By-law 5 & 6 and all other relevant by-laws for Strata Plan 87506, as well as any other conditions created by the Owners Corporation.

Pets - By-Law 8

- **Pets Allowed** - goldfish or other fish in an indoor aquarium, canaries, budgerigars or similar birds kept indoors at all times, one domestic cat or one small or medium size dog
- Keep animal within your lot** – You must keep the animal within your lot. If you have to take the animal onto common property you must restrain the animal and control it at all times.
- You Obligations** – You must ensure the animal does not make noise that creates and unreasonable disturbance, clean up after you animal. You must ensure that your animal is not offensive, noisy or a nuisance.
- Visitors Animals** – You must not allow your visitors or guest to bring any animals into the building.
- Prohibited Dogs** – The following dogs are prohibited - Large dogs, or vicious, noisy, difficult to control dogs, unregistered dogs, dangerous or nuisance dogs.
- Other Conditions** – The Owners Corporation reserves the right to create additional conditions if it provides consent to keep an animal.
- Order to Remove Animal** – Owners Corporation has the right at any time to order you to remove the animal from your apartment if the animal becomes offensive, noisy or a nuisance and/or you don't meet the conditions of by-law 8 or any other additional conditions created by the Owners Corporation
- By- Laws** - You must follow the conditions set out in By-law 8 and all other relevant by-laws for Strata Plan 87506, as well as any other conditions created by the Owners Corporation.

Moving In or Out/ Moving Furniture & Items on Common Property – By Law 10

- **Notice** - Notify the Building Manager 48 Hours prior to moving any items
- **Damage** – You will be responsible for the costs to rectify any damage caused by you or anyone moving items on your behalf.
- **Lifts** - Use the lift nominated by the Building Manager. Lifts blankets must be up before moving any items.
- **Instructions & Conditions** – Follow instructions and conditions provided by Building Manager &/or Owners Corporation
- **By Laws** – You must follow the conditions set out in By-law 10 and all other relevant by-laws for Strata Plan 87506, as well as any other conditions created by the Owners Corporation.

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Security – By-Law 5, By Law 23, By-law 24

- **Alarms** - You must not install an intruder alarm with an audible signal without approval from the Owners Corporation.
- **Security at The Building** – Refer to By-Law 23
- **Windows & Door Security** - You must not install bars, grilles, security locks on windows and doors if they are visible from outside the building without the prior written approval from the Owners Corporation
- **Security Keys** - You must follow the conditions set out in By-law 24 and any other conditions created by the Owners Corporation. Please contact your building manager for more information on keys, access swipes and remote controls
- **By Laws** – You must follow the conditions set out in By-law 5, 23, 24 and all other relevant by-laws for Strata Plan 87506, as well as any other conditions created by the Owners Corporation.

Parking Space, Storage Cages, Washing Vehicles (carwash bay) (By-Law 5), (By-Law 16)

- **Items Storage cages & Lots** - You must not keep anything on these areas which is not in keeping with the appearance of the building without prior written approval from the Owners Corporation
- **Items on Parking Spaces** – Under no circumstances is any items to ever be stored on parking spaces
- **Parking & Storage Allowed** – Restricted to be used by the resident of that lot or their visitor or any contractor servicing that lot or the common property.
- **No Leasing or subleasing or licencing** – The parking space and/or storage cage must not be leased to anyone that is not a resident.
- **No Parking in Visitors Spaces, Etc.** – Residents are not under any circumstances permitted at any time to park in the Visitor parking, car wash bays, other residents car spaces or any part of the common property.
- **Dangerous Items** – You must not store any dangerous items such as inflammatory, dangerous, poisonous, radioactive, or perishable items, or any other item(s) that may endanger others.
- **Washing Your Vehicle - Carwash Bay** – To be used by resident only. Residents using the carwash bay must ensure all the rules and conditions included in by-law 16.3 and created by the Owners Corporation are followed. These include but are not limited to; move your vehicle immediately after washing, turn off all taps, leave area clean and tidy, not degreasing engine, washing or mechanical work, etc.
- **By Laws** – You must follow the conditions set out in By-law 5, 16 and all other relevant by-laws for Strata Plan 87506, as well as any other conditions created by the Owners Corporation.

Garbage & Recycling – By-Law 11

- **Not Allowed** – You must not dispose of garbage anywhere on common property or in an area of your apartment which is visible from outside your apartment. Dumping item on common property will result in a fine being issued as well the costs to remove the rubbish being issued to the resident responsible.
- **Garbage Chutes** - You not place large items or any prohibited items in the garbage chutes. Failure to do so may result in fines and cost to unblock and repair the chutes (see guides in chute rooms).
- **Recycling Bins** – Place recyclable items in recycling bins as per the guides provide in the recycling rooms and on the bins themselves. No plastics bags in recycling bins
- **Building 1** – Garbage Chute on each level, Recycling Bins in Chute rooms
- **Building 2** – Garbage & recycling bins in main garbage room in basement park near car park entrance
- **Building 3** – Garbage & recycling bins in garbage room on Level -2 near each lift
- **Building 4** - Garbage & recycling bins in main garbage room in basement park near car park entrance
- **By Laws** – You must follow the conditions set out in By-law 11 and all other relevant by-laws for Strata Plan 87506, as well as any other conditions created by the Owners Corporation.

Air-Conditioning Units – By-law 20

- **Not Common Property** – Air Conditioning systems do not form part of common property
- **Repair & Maintenance** – You must, at your cost operate, maintain, repair and, where necessary, replace the Air Conditioning Unit which exclusively services your Apartment.
- **By Laws** – You must follow the conditions set out in By-law 20 and all other relevant by-laws for Strata Plan 87506, as well as any other conditions created by the Owners Corporation.

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Barbeques – By-Law 7

- You may keep a Barbeque which will not cause damage or injury,
- **Permitted BBQ's** - a covered kettle style portable barbecue, a covered kettle style portable barbecue, or any other type approved by the Owners Corporation
- **Prohibited Barbeques** - Solid fuel Burning barbeques are prohibited.
- **Hours of Operation** – Between 9:00am and 10:00pm
- **Smoke & Nuisance** – You must not create smoke, odours or noise which interfere with another resident.
- **By Laws** – You must follow the conditions set out in By-law 7 and all other relevant by-laws for Strata Plan 87506, as well as any other conditions created by the Owners Corporation.

Bicycle Storage - By-Law 17

- **Bicycle Storage** on Level -1 of the basement Car park
- **Your own Risk** – Use bicycle storage area at your own risk, ensure your bike is securely locked.
- **Use** – only enter the Bicycle Storage for the purposes of storing or retrieving your bicycle. Store your bicycle in a neat and orderly fashion, using the bicycle storage equipment.
- **Children** – Children under twelve must be accompanied by an adult whilst in the bicycle storage area.
- **By Laws** – You must follow the conditions set out in By-law 21 and all other relevant by-laws for Strata Plan 87506, as well as any other conditions created by the Owners Corporation.

Damage to Common Property – By-Law 21

- **Equipment Use** - Use Common Property equipment only for its intended purpose
- **Damage** – You must immediately notify the Owners Corporation if you know of damage or a defect in common property.
- **Compensation for damages** - compensate the Owners Corporation for any damage to Common Property caused by you, your visitors or persons doing work or carrying out building works in the building on your behalf.
- **By Laws** – You must follow the conditions set out in By-law 21 and all other relevant by-laws for Strata Plan 87506, as well as any other conditions created by the Owners Corporation.

Failure to Comply with By-laws – By-Law 29

- **Your Apartment** - The Owners Corporation may do anything on your Apartment that you should have done under the Management Act or the by-laws but which you have not done or, in the opinion of the Owners Corporation, have not done properly
- **Recovering Money** - The Owners Corporation may recover any money you owe it under the by-laws as a debt
- **Fines** – The Owners Corporation will take necessary action against repeat offenders which may result in fines being issued by the CTTT.
- **By Laws** – You must follow the conditions set out in By-law 21 and all other relevant by-laws for Strata Plan 87506, as well as any other conditions created by the Owners Corporation.

Other By-law of Interest:

- **How Consents are Given – Refer to By-law 28**
- **Insurance premiums – Refer to By-law 22**
- **Commercial Occupiers – Refer to By-law 25**
- **Serviced Apartments – Refer to By-Law 26**
- **Exclusive use of Exhaust System and Grease Trap Services – Refer to By-Law 19**

Full Copy of By Laws

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