

## STRATA TITLES ACT 1985

### SCHEDULE.

#### SCHEDULE 2. (section 42 (2)) BY-LAWS.

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| Vehicles.   | 1.  | A proprietor, occupier, or other resident of a lot shall not park or stand any motor or other vehicle upon common property except with the written approval of the strata company.  |
| Obstruction of common property.                       | 2.  | A proprietor, occupier, or other resident of a lot shall not obstruct lawful use of common property by any person.  |
| damage to lawns, etc., on common property.            | 3.  | Except with the approval of the strata company, a proprietor, occupier, or other resident of a lot shall not-<br>(a) damage any lawn, garden, tree, shrub, plant or flower upon common property; or<br>(b) use any portion of the common property for his own purposes as a garden.   |
| behaviour of proprietors and occupiers.               | 4.  | A proprietor, occupier, or other resident of a lot shall be adequately clothed when upon common property and shall not use language or behave in a manner likely to cause offence or embarrassment to the proprietor, occupier, or other resident of another lot or to any person lawfully using common property.   |
| children playing upon common property in building.    | 5.  | A proprietor, occupier, or other resident of a lot shall not permit any child of whom he has control to play upon common property within the building or, unless accompanied by an adult exercising effective control, to be or to remain upon common property comprising a laundry, car parking area or other area of possible danger or hazard to children.   |
| depositing rubbish, etc., on common property.         | 6.  | A proprietor, occupier, or other resident of a lot shall not deposit or throw upon that lot or any other lot or the common property any rubbish, dirt, dust or other material likely to interfere with the peaceful enjoyment of the proprietor, occupier, or other resident of another lot or of any person lawfully using the common property.  |
| drying of laundry items.                              | 7.  | A proprietor, occupier, or other resident of a lot shall not, except with the consent in writing of the strata company-<br>(a) 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 for a reasonable period on any lines provided by the strata company for the purpose; or<br>(b) display any sign, advertisement, placard, banner, pamphlet or like matter on any part of his lot in such a way as to be visible from outside the building. |
| storage of inflammable liquids, etc.                  | 8.  | A proprietor, occupier, or other resident of a lot shall not, except with the approval in writing of the strata company, use or store upon the lot or upon the common property any inflammable chemical, liquid or gas or other inflammable material, other than chemicals, liquids, gases or other materials used or intended to be used for domestic purposes, or any such chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.   |
| Moving furniture etc., on or through common property. | 9.  | A proprietor, occupier, or other resident of a lot shall not transport any furniture or large object through or upon common property within the building unless he has first given to the council sufficient notice of his intention to do so to enable the council to arrange for its nominee to be present at the time when he does so.   |
| Floor coverings.                                      | 10. | A proprietor of a lot shall ensure that all floor space within the lot (other than that comprising kitchen, laundry, lavatory or bathroom) is covered or otherwise treated to an extent sufficient to prevent the transmission therefrom of noise likely to disturb the peaceful enjoyment of the proprietor, occupier or other resident of another lot.  |

Garbage disposal.

11. A proprietor or occupier of a lot-
  - (a) shall maintain within his lot, or on such part of the common property as may be authorized by the strata company, in clean and dry condition and adequately covered, a receptacle for garbage;
  - (b) comply with all local government authority by-laws and ordinances relating to the disposal of garbage;
  - (c) ensure that the health, hygiene and comfort of the proprietor, occupier or other resident of any other lot is not adversely affected by his disposal of garbage.

#### **Additional duties of proprietors, occupiers, etc.**

12. A proprietor, occupier or other resident shall not -
  - (a) use the lot that he owns, occupies or resides in for any purpose that may be illegal or injurious to the reputation of the building;
  - (b) make undue noise in or about any lot or common property; or
  - (c) subject to section 42(15) of the act, keep any animals on the lot that he owns, occupies or resides in or the common property after notice in that behalf given to him by the council.

#### **Notice of alteration to lot**

13. A proprietor of a lot shall not alter the structure of the lot except as may be permitted and provided for under the act and the by-laws and in any event shall not alter the structure of the lot without giving to the strata company, not later than 14 days before commencement of the alteration, a written notice describing the proposed alteration.

#### **Appearance of lot**

14. A proprietor, occupier or other resident of a lot shall not, without the written consent of the strata company, maintain within the lot anything visible from outside the lot that, viewed from outside the lot, is not in keeping with the rest of the building.