



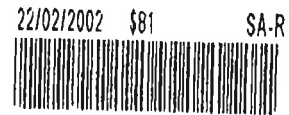
649 ST KILDA ROAD, MELBOURNE 3004
TELEPHONE: (03) 9521 5200
FACSIMILE: (03) 9521 5300
PO BOX 6300 MELBOURNE 8008

A.C.N. 005 927 640 A.B.N. 24 315 317 726

BODY CORPORATE PLAN NO: 414541G.

166 Wellington Road, East Melbourne

AB093826S



Form 1

REG:218(2) SUBDIVISION (BODY CORPORATE) (INTERIM) REGULATIONS 2000
SUBDIVISION ACT 1988

STANDARD RULES:

Use of Common Property and Lots -

A member must not, and must ensure that the occupier of a member's Lot does not :-

- a) Use the Common Property or permit the Common Property to be used in such a manner as to unreasonably interfere with or prevent its use by other members or occupants of Lots or their families or visitors; or
- b) Park or leave a vehicle on the Common Property so as to obstruct a driveway or entrance to a Lot or in any place other than in a parking area specified for such purpose by the Body Corporate; or
- c) Use or permit a Lot affected by the Body Corporate to be used for any purpose which may be illegal or injurious to the reputation of the development or may cause a nuisance or hazard to any other member or occupier of any Lot or the families or visitors of any such member or occupier; or
- d) Make or permit to be made any undue noise in or about the Common Property or any Lot affected by the Body Corporate; or
- e) Make or permit to be made noise from music or machinery which may be heard outside the owner's Lot between the hours of midnight and 8:00am.; or
- f) Keep any animal on the Common Property after being given notice by the Body Corporate to remove the animal after the Body Corporate has resolved that the animal is causing a nuisance.

**SPECIALISTS IN BODY CORPORATE MANAGEMENT
RESIDENTIAL AND COMMERCIAL**

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BC No: 414541G

BODY CORPORATE SPECIAL RULES.

A member must ensure the member or the occupier of the member's unit shall :-

- 1) Inform the Committee/Manager of any change in ownership or change in the tenancy and provide the name and phone number of the Managing Agent and/or tenant.
- 2) Ensure that occupiers of Lots are given a copy of the Rules of the Body Corporate at the commencement of occupancy and a copy of any amendments as soon as possible after those Rules are made.
- 3) Use an accessory unit/carspace only for the purpose of parking ONE registered vehicle therein unless a particular carspace is specifically allocated as a TWO car space.
- 4) Not allow the unit and/or accessory unit to be used for the purposes of an escort service, massage service, prostitution, or the housing or distribution of illegal drugs or substances.
- 5) Not make or permit any noise from any musical instrument, television, stereo, radio or machinery of any kind nor practise or permit to be practised any singing or dancing in such a manner that the same causes a nuisance or is audible outside his unit or Lot.
- 6) Not violate the provisions of any statutes of the Parliament of Victoria or the Commonwealth of Australia or any Special Rules made hereunder and Municipal By-Laws.
- 7) Properly inform the Committee/Manager within twenty-four (24) hours of any damage to property which may be the subject of a claim against the Body Corporate Building and/or Public Liability insurance claim.
- 8) Not do any act or thing whereby any insurance policy held by the Body Corporate may become void or voidable or which may increase the premium payable in respect of such insurance policies.
- 9) Not store any inflammable liquid in or upon his unit or common property that may affect the insurance or be injurious to the building reputation.
- 10) Not display or permit to be displayed any placard, advertisement, sign, symbol in or upon his unit or the Common Property without the written permission of the Body Corporate Committee or Manager provided that such permission shall not unreasonable be withheld.
- 11) Not hang any clothes or articles whatsoever on any part of the Common Property, balcony, window, or on or from the exterior of his unit.
- 12) Not store any bicycles or other items on Common Property or on stairways and landings.
- 13) Comply with any Regulations which the Committee of the Body Corporate may make from time to time relating to the use of the Common Property generally.
- 14) Comply with any Regulations which the Committee of the Body Corporate may make from time to time relating to the use and times of use for the communal laundry and the equipment provided (where applicable).
- 15) Not keep on the member's unit and/or accessory unit or on the common property any animal or bird.



- 16) Keep the floors of the unit carpeted to avoid annoyance to the occupiers of any other units.
- 17) Comply with any regulations which the Committee of the Body Corporate may make from time to time relating to disposal of sealed household refuse, newspapers, cardboard boxes, glass, plastic bottles, cans etc. and the proper use of such bins or bulk hoppers provided.
- 18) Not to leave upon Common Property any abandoned furniture, chattel or goods and shall arrange for their removal and proper disposal.
- 19) Report any matter of Common Property maintenance to the Committee/Manager.
- 20) Not use or neglect the Common Property or permit it to be used or neglected, in a manner that is likely to cause damage or deterioration to the Common Property.
- 21) Not interfere or attempt to redirect any maintenance works being attended to by the tradespersons or others who have been appointed by the Committee or the Manager specifically for the work being undertaken.
- 22) Not use the Common Property or permit the Common Property to be used in such a manner as to unreasonably interfere with or prevent its use by other members or occupants of units or their families or their visitors.
- 23) Ensure that all security doors (where applicable) are kept securely closed/locked at all times.
- 24) Not use or occupy the unit or any part thereof as a shop or other place for carrying on any trade or business unless the Committee of the Body Corporate first grants consent in writing to such use and then strictly in accordance with the terms and conditions of such consent.
- 25) Cause removal and/or delivery of all tradesmens machinery, utensils, deliveries, furniture or any other goods without damage to Common Property.
- 26) Give one hours notice to other occupiers should internal repairs to the occupiers unit require the electricity, water or other utility supply to be turned off at the mains except in the case of an emergency.
- 27) Except in the case of an emergency restrict repairs and alterations to the interior of their unit to between the hours of 9:00am. and 5:00pm. Monday to Friday inclusive unless otherwise exempted by the Committee.
- 28) Not without first having the written consent of the Committee of the Body Corporate make any alterations or additions to the exterior of his unit or any part thereof nor to paint or otherwise decorate the same and not without the like consent, erect a metal ornamental or security screen door, window tint or canvas blind, awning or airconditioner on the outside of any window or door, not make any structural alterations or additions to the interior of his unit or any part thereof without the written approval of the Committee or Manager, such consent will only be given in accordance with the terms and conditions specified, however such consent shall not be unreasonably refused. Such alterations being first approved by an Architect or Building Contractor and which do not diminish and support shelter and protect the unit and./or accessory unit.
- 29) Make all payments of Service Charges and/or levies on the due dates and no later than 30 days from their due date. Failure to pay Service Charges and/or levies within the specified times will result in legal action and any defaulting member shall pay such interest as set down by a Court of Jurisdiction together with all legal costs

incurred by the Body Corporate in connection with recovery of the Service Charges and/or levies.

The Body Corporate shall :-

- i) Keep the Common Property and all buildings and other improvements in the parcel in a clean and tidy condition and maintain the lawns and gardens on the Common Property in proper order.
- ii) When necessary carry out exterior painting of the said buildings in a proper and workmanlike manner.
- iii) Keep clean the outside of the exterior glass windows of the said building.
- iv) Provide and maintain in a proper working order such lighting as may be reasonably necessary on the Common Property.

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