

Notice of body corporate operational rules
Sections 105 and 106 of the Unit Titles Act 2010

Applicant(s): RP Ham and L Ham

Unit plan: 446285

Supplementary Record Sheet: 589211

Notice

The body corporate for the unit title development created by the deposit of the above unit plan will be subject to the operational rules set out in the Schedule below.

Schedule of body corporate operational rules

1. All unit owners acknowledge that the unit title development is residential in character. No commercial activity is to be undertaken from any of the units.
2. An owner or occupier of a unit shall not allow the unit to be occupied by any person, except a person who is:
 - (a) Over the age of 55 years; or
 - (b) The spouse, relationship partner, child, stepchild or similar near relative of an occupant who is over the age of 55 years; or
 - (c) The former spouse or former relationship partner, child, stepchild or similar near relative of a person who was an occupant of the unit aged over 55 years, but has ceased to occupy because of death, divorce, separation, ill health or other cause.

For the avoidance of doubt, this rule shall not be interpreted in such a way as to prevent an occupant from permitting guests to stay in a unit; provided that any such guest complies with all rules and covenants applying to the unit. For the purposes of this rule, a 'guest' is a visitor staying on a short-term and temporary basis, as opposed to a resident dwelling on a long-term or permanent basis.

3. An owner or occupier of a unit must not create noise likely to interfere with the use or enjoyment of the unit title development by other owners or occupiers.
4. All unit owners and occupiers acknowledge the intention to keep the common property, and in particular the roadway, clear from obstruction. An owner or occupier of a unit must not park on the common property, unless the body corporate has designated it for car parking, or the body corporate consents. Any designated car parking area is to be used for cars only. An owner or occupier must not park any motor home, caravan, boat, van or similar vehicle or thing on any part of the common property. Car parking areas within the common property shall be kept tidy, and shall not be used for storage or maintenance or repair work of any kind.
5. An owner or occupier of a unit must not interfere with the reasonable use or enjoyment of the common property by other owners or occupiers.
6. An owner or occupier of a unit must not damage or deface the common property.

7. An owner or occupier of a unit must dispose of rubbish hygienically and tidily, and must not leave rubbish or recycling material on the common property (other than on rubbish and recycling material collection day, for collection purposes).
8. No vehicle may be driven on any part of the common property in a manner or speed which causes undue noise or inconvenience or danger to any other unit owner, and in any event the speed limit applying to the roadway on the common property shall be 30 kph, or such limit as may be imposed by the Body Corporate from time to time.
9. Services are provided to the boundary of each unit. An owner or occupier of a unit must not disturb the soil or surfaced area of the roadway or footpath or any other part of the common property, without the consent of the Body Corporate.
10. Subject to rules 3 and 5 above, an owner or occupier of a unit may keep one bird, one cat and/or one small dog at the relevant unit. No other animals may be kept at the unit, without the prior written consent of the Body Corporate (such consent not to be unreasonably withheld in respect of any pet or animal which does not interfere with others' quiet enjoyment).

Date: 04/09/2012

Signature of Applicant:



Before me:



Full name of witness:

Address of witness:

PAUL GIBSON
SOLICITOR
BLENHEIM