

Body Corporate Rules

Unit Titles Act 2010 - Section 105(1) - Body corporate operational rules

A body corporate's Operational Rules are the rules prescribed by regulations under section 217(i), subject to any alterations that may be deposited with the unit plan, and apply to every Body Corporate.

Unit Titles Regulations 2011 - Regulation 21 - Body corporate operational rules

The body corporate operational rules set out in **Schedule 1** are prescribed for the purposes of section 105(1) of the Act.

Unit Titles Regulations 2011 - Schedule 1 - "Default" corporate operational rules

In the absence of Operational Rules that have been approved and Registered with LINZ in accordance with the Unit Titles Act and the Unit Titles Regulations, the Schedule 1 rules below will by default become the formal, authorised rules for the body corporate concerned.

1. An owner or occupier of a unit must not -

- (a) damage or deface the common property:***
- (b) leave rubbish or recycling material on the common property:***
- (c) create noise likely to interfere with the use or enjoyment of the unit title development by other owners or occupiers:***
- (d) park on the common property unless the body corporate has designated it for car parking, or the body corporate consents:***
- (e) interfere with the reasonable use or enjoyment of the common property by other owners or occupiers.***

2. An owner or occupier of a unit must dispose of rubbish hygienically and tidily.