

1. Noise
 - 1.1 The occupier of a lot must not create noise likely to interfere with the peaceful enjoyment of a person lawfully on another lot or the common property.
2. Vehicles
 - 2.1 The occupier of a lot must not, without the body corporate's written approval:-
 - (a) park a vehicle, or allow a vehicle to stand, on the common property; or
 - (b) permit an invitee to park a vehicle, or allow a vehicle to stand, on the common property, except for the designated visitor parking which must remain available at all times for the sole use of visitor's vehicles.
 - 2.2 An approval under subsection 2.1 must state the period for which it is given, with the exception of designated visitor parking.
 - 2.3 However, the body corporate may cancel the approval by giving 7 days written notice to the occupier, with the exception of designated visitor parking.
3. Obstruction
 - 3.1 The occupier of a lot shall not obstruct lawful use of common property by someone else.
4. Damage to lawns, etc.
 - 4.1 The occupier of a lot must not, without the body corporate's written approval:-
 - (a) damage any lawn, garden, tree, shrub, plant or flower being part of or situated upon common property; or
 - (b) use a part of the common property as a garden.
 - 4.2 An approval under subsection (1) must state the period for which it is given.
 - 4.3 However, the body corporate may cancel the approval by giving 7 days written notice to the occupier.
5. Damage to common property
 - 5.1 An occupier of a lot shall not without the body corporate's written approval, mark, paint, drive nails, screws or other objects into, or otherwise damage or deface a structure that forms part of the common property.
 - 5.2 However, an occupier may install a locking or safety device to protect the lot against intruders, or a screen to prevent entry of animals or insects, if the device or screen is soundly built and is consistent with the colour, style and materials of the building.
 - 5.3 The owner of a lot must keep a device installed under subsection (2) in good order and repair.
6. Invitees
 - 6.1 An occupier of a lot must take reasonable steps to ensure that the occupier's invitees do not behave in a way likely to interfere with the peaceful enjoyment of another lot or the common property.
 - 6.2 Numbers of invitees attending at any one time shall be limited to that number of persons for which the Lot provides sleeping facilities.
7. Leaving of rubbish etc. on common property
 - 7.1 The occupier of a lot must not leave rubbish or other materials on the common property in a way or place likely to interfere with the enjoyment of the common property by someone else.
8. Appearance of Lot

- 8.1 The occupier of a lot must not, without the body corporate's written approval, make a change to the external appearance of the lot unless the change is minor and does not detract from the amenity of the lot and its surrounds.
- 8.2 The occupier of a lot must not, without the body corporate's written approval:-
- (a) hang washing, bedding, or another cloth article if the article is visible from another lot or the common property, or from outside the scheme land; or
 - (b) display a sign, advertisement, placard, banner, pamphlet or similar article if the article is visible from another lot or the common property, or from outside the scheme land.
- 8.3 This section does not apply to a lot created under a standard format plan of subdivision.
9. Storage of flammable materials
- 9.1 The occupier of a lot must not, without the body corporate's written approval, store a flammable substance on the common property.
- 9.2 The occupier of a lot must not, without the body corporate's written approval, store a flammable substance on the lot unless the substance is used or intended for use for domestic purposes.
- 9.3 However, this section does not apply to the storage of fuel in:-
- (a) the fuel tank of a vehicle, boat, or internal combustion engine; or
 - (b) a tank kept on a vehicle or boat in which the fuel is stored under the requirements of the law regulating the storage of flammable liquid.
10. Garbage disposal
- 10.1 Unless the body corporate provides some other manner of garbage disposal, the occupier of a lot must keep a receptacle for garbage in a clean and dry condition and adequately covered on the lot, or on a part of the common property designated by the body corporate for the purpose.
- 10.2 The occupier of a lot must:-
- (a) comply with all local government laws about disposal of garbage; and
 - (b) ensure that the occupier does not, in disposing of garbage, adversely affect the health, hygiene or comfort of the occupiers of other lots.
11. Keeping of animals
- 11.1 The occupier of a lot must not, without the body corporate's written approval:-
- (a) bring or keep an animal on the lot or the common property; or
 - (b) permit an invitee to bring or keep an animal on the lot or the common property.
- 11.2 The occupier must obtain the body corporate's written approval before bringing, or permitting an invitee to bring an animal onto the lot or the common property.
12. Rules
- 12.1 The committee of the body corporate may make rules relating to the common property, that are not inconsistent with these by-laws and those rules shall be observed by the proprietors or occupiers of lots. These rules shall become inoperative unless ratified by majority resolution at a general meeting of the proprietors held within twelve months of the rules commencement.
13. Display Lot
- 13.1 Whilst the original proprietor remains proprietor of any lot in the development, it and its offices, servants and/or agents shall be entitled to utilise any lot in the building of which it remains proprietor as a display lot, for the

purpose of allowing prospective purchasers of any lot in the building to inspect such lot or lots. In addition the original proprietor may:-

- (a) place such signs and other advertising and display material in and about the building, and about other parts of the common property other than the building, which will not at any time, and from time to time, be more in terms of number and size, than is reasonably necessary;
- (b) have full and uninterrupted access to the building for the purposes aforesaid during the hours of 10.00am to 10.00pm, seven days per week;
- (c) conduct a sale or auction of a lot within a lot or on common property.

14. Recovery

A contribution to the administrative fund, sinking fund or special fund if not paid on or before the date it becomes due and payable shall bear interest at the rate of two and one half percent (2.5%) per month on the amount unpaid or remaining unpaid until payment is made, or such rate as may be determined by the body corporate by ordinary resolution in general meeting from time to time, such interest being calculated daily on the daily balance owing provided however that the committee may at its sole discretion waive the payment of such interest.

A proprietor shall pay on demand the whole of the body corporate cost and expenses (including solicitor and own costs) incurred in recovering all and any levies or monies due and such shall be deemed to be a liquidated debt due and payable.

15. Recovery of Costs (breach of act or by-laws)

Where the body corporate expends money to make good damage caused by a breach of the Act, or of these by-laws by any proprietor of a lot or the guests, servants, employees, agents, children, invitees, or licensees of the proprietor of a lot or any of them, the body corporate committee shall be entitled to recover the amount so expended as a debt in any Court of competent jurisdiction from the proprietor of the lot at the time when the breach occurred.

16. Complex Security

- 16.1 As a matter of security all residents, proprietors and occupiers of a lot should report to the Caretaker or the committee's representative immediately the actions by any person on the parcel coming to their notice which appears suspicious or likely to cause harm to any person or property.

17. Power of Body Corporate to enter Agreements

- 17.1 The Body Corporate shall have the power by ordinary resolution at the annual general meeting or the extraordinary general meeting of its members convened in accordance with the provisions of the Body Corporate and Community Management Act 1997 to enter into agreements with service contractors to provide for:-

- (a) the caretaking of the common property; and
- (b) the provision of letting services to the proprietors of lots within the scheme; and
- (c) the provision of additional services to occupiers of lots within the scheme as determined by the body corporate;

- 17.2 While there is in existence any agreement for the provision of services described in 17.1 then the body corporate will not itself directly or indirectly allow any other person or company from within the scheme to provide any of those services or conduct any business of a similar nature.

18. Letting of Lots

- 18.1 The proprietor of any lot which is not occupied by the proprietor and which is leased or rented and managed by an agent other than the agent appointed by the body corporate, shall notify the body corporate of the full name and address and telephone number of such agent.
- 18.2 The proprietor of a lot which is leased or rented shall provide the lessee or tenant with a copy of these by-laws and notify the lessee or tenant that the compliance of these by-laws is deemed by the Act to be a provision of the lease or tenancy agreement.

- 18.3 Where a lot is leased or let to a lessee or tenant the rights of the proprietor to use the general amenities and recreation areas of the common property shall be suspended in favour of the lessee or tenant.
19. Observance of the By-Laws
- 19.1 The duties and obligations imposed by these by-laws on a proprietor or occupier of a lot shall be observed not only by such proprietor or occupier but by the tenants, guests, servants, employees, agents, children, invitees and licencees of such proprietor or occupier. A proprietor or occupier of a lot shall ensure that their invitees do not behave in a manner likely to interfere with the peaceful enjoyment of a proprietor or occupier of another lot or of any person lawfully using the common property.
20. Recreational Facilities
- 20.1 The recreational facilities provided on common property to which the proprietors and occupiers have rights of access pursuant to easement rights granted in favour of the body corporate shall not be used between the hours of 10.00pm and 6.00am or any other time nominated by the body corporate.
21. Bicycles
- 21.1 The proprietor or lessee of a lot must not, without the body corporate's written approval:-
- (a) ride a bicycle, skateboard, or rollerblades on the common property or permit any invitees to do so.
22. Air-Conditioning
- 22.1 A proprietor of a lot must not install any air-conditioning equipment on the outside of a lot or on the balcony of a lot without obtaining the consent of the body corporate in writing.
23. PABX
- 23.1 If a service contractor is appointed by the body corporate, the service contractor may install, replace and/or operate a PABX or similar telephone or communications facility within the building comprising the lots and has the continuing right to install, lay, use, repair, maintain and replace cabling and other equipment necessary for the operation of such a facility through the lots, the building and common property.
- 23.2 The service contractor may charge proprietors for the use of the PABX or similar telephone or communications facility.
24. SIGNS
- A proprietor of a lot must not place any sign advertising a lot for sale or lease upon common property or on the outside of a lot without obtaining the consent of the body corporate in writing.
25. Definitions
- Throughout these by-laws, the following terms shall, where the context permits, have the meanings herein ascribed to them:-
- "Act" means the Body Corporate and Community Management Act 1997;
- "Animal" means dogs, cats, fish, birds, insects, reptiles, livestock and poultry of any kind;
- "Body Corporate" means the Body Corporate of the proprietors of "Shafston University Mansions", CTS No. 29747.
- "By-Laws" means the by-laws herein contained or any specific part of them;
- "Common Property" means the common property for the body corporate;
- "Committee" means the committee of the body corporate appointed pursuant to the Act.
- "Committee's Representative" means the Chairman of the body corporate or a member of the committee appointed from time to time for the purpose of representing the committee;
- "Community Titles Scheme" means the Shafston University Mansions Community Titles Scheme no. 29747.

"Invitee" means a proprietor or occupier's co-residents and children ordinarily residing with them, guests, visitors, servants, employees, agents, licensees and invitees on the parcel or in a lot on the parcel;

"Lot" means a lot in the Community Titles Scheme;

26. Use of Lots

- 26.1 The body corporate may enter into agreements from time to time, on such terms and conditions as the body corporate sees fit, with the manager (being the owner or occupier of Lot 411) for such party to:-
- (a) provide caretaking and building management services ("a Caretaking Agreement"); and/or
 - (b) provide all real estate activity including letting and ancillary services to such of the owners or occupiers of lots who wish to avail themselves of such services ("a Letting Agreement").
- 26.2 Lot 411 may be used for both residential purposes and for the purposes of providing the caretaking and building management services and the real estate activity referred to in by-law 26(1). The manager may be licensed by any government authority for any such activity.
- 26.3 Lot 100 shall be used only for the purposes of operating a licenced bar and restaurant.
- 26.4 Lot 101 shall be used only for the purposes of operating any commercial purpose including lecture rooms and offices.
- 26.5 All other lots shall be used for residential accommodation purposes only, and no other lot shall be used for the provision of any of the services nor for the conduct of any activity referred to in this by-law.
- 26.6 The body corporate will not itself, directly or indirectly, provide any of the services or conduct any of the activities set out in this by-law or set out in any agreement entered into pursuant to this by-law.
- 26.7 The body corporate shall not without the consent of the manager allow any person or entity, other than the manager, to provide or conduct from the building or any other part of the common property, any of the services or activities referred to in this by-law.

SCHEDULE D	OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED
-------------------	--

Not applicable.

SCHEDULE E	DESCRIPTION OF LOTS ALLOCATED EXCLUSIVE USE AREAS OF COMMON PROPERTY
-------------------	---

Not applicable.