

Building Units & Group Titles Act 1990

Third Schedule By-Laws

1. **Noise:** A proprietor or occupier of a lot shall not upon the parcel create any noise likely to interfere with the peaceful enjoyment if the proprietor or occupier of another lot or of any person lawfully using common property.
2. **Vehicles:** Save where a by-law made pursuant to Section 30(7) authorises him to do so, a proprietor or occupier of a lot shall not park or stand any motor vehicle upon common property except with the consent in writing of the Body Corporate.
3. **Obstruction:** A Proprietor or occupier of a lot shall not obstruct lawful common property by any person.
4. **Damage to Lawns** etc on common property
 - (a) damage any lawn, garden, tree, shrub, plant or flower being part of or situated upon common property.
 - (b) Except with the consent in writing of the Body Corporate, use for his own purposes as a garden, any portion of the common property
5. **Damage to Common Property:** A Proprietor or occupier of a lot shall not marks, paint, drive nails or screws or the like into, or otherwise damage or deface, any structure that forms part of the common property except with the consent in writing of the body corporate, but this by-law does not prevent a proprietor or person authorised by him from installing:
 - (a) any locking or other safety device for protection of his lot against intruders: or
 - (b) any screen or other device to prevent entry of animals or insects upon his lot provided that the locking or other safety device or, as the case may be, screen or other device is constructed in a workman-like manner, is maintained in a good state of repair by the proprietor or occupier and does not detract from the amenity of the building.
6. **Behaviour of Invitees:** A proprietor or occupier of a lot shall take all reasonable steps to ensure his invitees do not behave in a manner likely to interfere with the peaceful enjoyment of the proprietor or occupier of another lot or person lawfully using common property.
7. **Depositing Rubbish Etc On Common Property:** A proprietor or occupier of a lot shall not deposit or throw upon the common property any rubbish, dirt, dust or other material likely to interfere with the peaceful enjoyment of the proprietor or occupier of another lot or of any other person lawfully using the common property.
8. **Appearance of Building:** In the case of a building units plan, a proprietor or occupier of a lot shall not, except with the consent in writing of the body corporate, hand any washing towel, bedding, clothing or to other article or display and sign, advertisement, placard, banner, pamphlet or like matter on any part of his lot in such a way ass to be visible from outside the building
9. **Storage of flammable liquids, etc:** A proprietor or occupier of a lot shall not without the prior consent of the body corporate, use or store upon his lot or upon the common property any flammable chemical, liquid or gas or other flammable material, other then chemicals, liquids, gas or other material in a fuel tank orf a motor vehicle or internal combustion engine.
10. **Garbage disposal:** A proprietor or occupier of a lot shall;
 - a) save where the body corporate provides some other means of disposal of garbage, maintain within his lot, or on such part of the common property as may be authorised by the body corporate, in clean and dry condition and adequately covered, a receptable for garbage;
 - b) comply with all local authority by-laws and ordinances relating to the disposal of garbage;
 - c) ensure that the health, hygiene and comfort of the proprietor or occupier of any other lot is not adversely affected by his disposal of garbage.
11. **Keeping of Animals:** Subject to section 30 (12), a proprietor or occupier of a lot shall not, without the approval in writing of the body corporate, keep any animal upon his lot or the common property.