

SP 14125 - Beachpoint

STRATA SCHEMES MANAGEMENT REGULATION 2016

By-laws resolved 15th May 2017

Mixture of Schedule 2 and Schedule 3 Model By-laws

1. Noise

An Owner or occupier of a lot must not create any noise on the parcel likely to interfere with the peaceful enjoyment of the owner or occupier of another lot or any person lawfully using common property.

Note: This by-law was previously by-law 12 in Schedule 1 to the *Strata Schemes (Freehold Development) Act 1973* and by-law 13 in Schedule 3 to the *Strata Schemes (Leasehold Development) Act 1986*.

2. Vehicles

An owner or occupier of a lot must not park or stand any motor or other vehicle on common property except with written approval of the owners corporation.

Note: This by-law was previously by-law 13 in Schedule 1 to the *Strata Schemes (Freehold Development) Act 1973* and by-law 14 in Schedule 3 to the *Strata Schemes (Leasehold Development) Act 1986*.

3. Obstruction of common property

An owner or occupier of a lot must not obstruct lawful use of common property by any person.

Note: This by-law was previously by-law 14 in Schedule 1 to the *Strata Schemes (Freehold Development) Act 1973* and by-law 15 in Schedule 3 to the *Strata Schemes (Leasehold Development) Act 1986*.

4. Damage to lawns & plants on common property

An owner or occupier of a lot must not:

- (a) damage any lawn, garden, tree, shrub, plant or flower being part of or situated on common property, or
- (b) use for his or her own purposes as a garden any portion of the common property.

Note: This by-law was previously by-law 15 in Schedule 1 to the *Strata Schemes (Freehold Development) Act 1973* and by-law 16 in Schedule 3 to the *Strata Schemes (Leasehold Development) Act 1986*.

5. Damage to common property

(1) An owner or occupier of a lot must not mark, paint, drive nails or screws or the like into, or otherwise damage or deface, any structure that forms part of the common property without the approval in writing of the owners corporation.

Note: This by-law is subject to sections 109 and 110 of the *Strata Schemes Management Act 2015*.

(2) An approval given by the owner's corporation under clause (1) cannot authorize any additions to the common property.

- (3) This by-law does not prevent an owner or person authorized by an owner from installing;
- (a) any locking or other safety device for protection of the owner's lot against intruders, or
 - (b) any screen or other device to prevent entry of animals or insects on the lot, or
 - (c) any structure or device to prevent harm to children.

(4) Any such locking or safety device, screen, other device or structure must be installed in a competent and proper manner and must have an appearance, after it has been installed, in keeping with the appearance of the rest of the building.

(5) Despite section 106 of the *Strata Schemes Management Act 2015*, the owner of a lot must maintain and keep in a state of good and serviceable repair any installation or structure referred to in clause (3) that forms part of the common property and that services the lot.

Note: This by-law was previously by-law 16 in Schedule 1 to the *Strata Schemes (Freehold Development) Act 1973* and by-law 17 in Schedule 3 to the *Strata Schemes (Leasehold Development) Act 1986*.

6. Behaviour of owners and occupiers

An owner or occupier of a lot when on common property must be adequately clothed and must not use language or behave in a manner likely to cause offence or embarrassment to the owner or occupier of another lot or to any person lawfully using common property.

Note: This by-law was previously by-law 17 in Schedule 1 to the *Strata Schemes (Freehold Development) Act 1973* and by-law 18 in Schedule 3 to the *Strata Schemes (Leasehold Development) Act 1986*.

7. Children playing on common property in building

An owner or occupier of a lot must not permit any child of whom the owner or occupier has control to play on common property within the building or, unless accompanied by an adult exercising effective control, to be or to remain on common property comprising a laundry, car parking area or other area of possible danger or hazard to children.

Note: This by-law was previously by-law 18 in Schedule 1 to the *Strata Schemes (Freehold Development) Act 1973* and by-law 19 in Schedule 3 to the *Strata Schemes (Leasehold Development) Act 1986*.

8. Behaviour of invitees

An owner or occupier of a lot must take all reasonable steps to ensure that invitees of the owner or occupier do not behave in a manner likely to interfere with the peaceful enjoyment of the owner or occupier of another lot or any person lawfully using common property.

Note: This by-law was previously by-law 19 in Schedule 1 to the *Strata Schemes (Freehold Development) Act 1973* and by-law 20 in Schedule 3 to the *Strata Schemes (Leasehold Development) Act 1986*.

9. Depositing rubbish and other material on common property

An owner or occupier of a lot must not deposit or throw on the common property any rubbish, dirt, dust or other material likely to interfere with the peaceful enjoyment of the owner or occupier of another lot or of any persons lawfully using the common property.

Note: This by-law was previously by-law 20 in Schedule 1 to the *Strata Schemes (Freehold Development) Act 1973* and by-law 21 in Schedule 3 to the *Strata Schemes (Leasehold Development) Act 1986*.

10. Drying of laundry items

An owner or occupier of a lot must not, except with the consent in writing of the owners corporation, hang any washing, towel, bedding, clothing or other article on any part of the parcel in such a way as to be visible from outside the building other than on any lines provided by the owners corporation for the purpose and there only for a reasonable period.

Note: This by-law was previously by-law 21 in Schedule 1 to the *Strata Schemes (Freehold Development) Act 1973* and by-law 22 in Schedule 3 to the *Strata Schemes (Leasehold Development) Act 1986*.

11. Cleaning windows and doors

An owner or occupier of a lot must keep clean all glass in windows and all doors on the boundary of the lot, including so much as is common property.

Note: This by-law was previously by-law 22 in Schedule 1 to the *Strata Schemes (Freehold Development) Act 1973* and by-law 23 in Schedule 3 to the *Strata Schemes (Leasehold Development) Act 1986*.

12. Storage of inflammable liquids and other substances and materials

(1) An owner or occupier of a lot must not, except with the approval in writing of the owners corporation, use or store on the lot or on the common property any inflammable chemical, liquid or gas or other inflammable material.

(2) This by-law does not apply to chemicals, liquids, gases or other material used or intended to be used for domestic purposes, or any chemical, liquid gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

Note: This by-law was previously by-law 23 in Schedule 1 to the *Strata Schemes (Freehold Development) Act 1973* and by-law 24 in Schedule 3 to the *Strata Schemes (Leasehold Development) Act 1986*.

13. Moving furniture and other objects on or through common property

An owner or occupier of a lot must not transport any furniture or large object through or on common property within the building unless sufficient notice has first been given to the strata committee so as to enable the strata committee to arrange for its nominee to be present at the time when the owner or occupier does so.

Note: This by-law was previously by-law 24 in Schedule 1 to the *Strata Schemes (Freehold Development) Act 1973* and by-law 25 in Schedule 3 to the *Strata Schemes (Leasehold Development) Act 1986*.

14. Floor coverings

(1) An owner of a lot must ensure that all floor space within the lot is covered or otherwise treated to an extent sufficient to prevent the transmission from the floor space of noise likely to disturb the peaceful enjoyment of the owner or occupier of another lot.

(2) This by-law does not apply to floor space comprising a kitchen, laundry, lavatory or bathroom.

Note: This by-law was previously by-law 25 in Schedule 1 to the *Strata Schemes (Freehold Development) Act 1973* and by-law 26 in Schedule 3 to the *Strata Titles (Leasehold Development) Act 1986*.

15. Garbage Disposal

Resolved at EGM 15th May 2017

- 1) An owner or occupier of a lot must not deposit or throw on the common property any rubbish, dirt, dust or other material or discarded item except with the prior written approval of the owners corporation.
- 2) An owner or occupier of a lot must not deposit in a toilet, or otherwise introduce or attempt to introduce into the plumbing system, any item that is not appropriate for any such disposal (for example, a disposable nappy).
- 3) An owner or occupier must:
 - (a) comply with all reasonable directions given by the owners corporation as to the disposal and storage of waste (including the cleaning up of spilled waste) on common property, and
 - (b) comply with the local council's guidelines for the storage, handling, collection and disposal of waste.
- 4) The owners corporation may give directions for the purposes of this by-law by posting signs on the common property with instructions on the handling of waste that are consistent with the local council's requirement or giving notices in writing to owners or occupiers of lots.
- 5) In this by-law:
 - bin** includes and receptacle for waste.
 - waste** includes garbage and recyclable material.

16. Keeping of Animals

(1) Subject to section 157 of the *Strata Schemes Management Act 2015*, an owner or occupier of a lot must not, without the approval in writing of the owners corporation, keep any animal on the lot or common property.

(2) The owners corporation must not unreasonably withhold its approval of the keeping of an animal on a lot or the common property.

Note: This by-law was previously by-law 27 in Schedule 1 to the *Strata Schemes (Freehold Development) Act 1973* and by-law 28 in Schedule 3 to the *Strata Schemes (Leasehold Development) Act 1986*.

17. Appearance of lot

(1) The owner or occupier of a lot must not, without the written consent of the owners corporation, maintain within the lot anything visible from outside the lot that, viewed from outside the lot, is not in keeping with the rest of the building.

(2) This by-law does not apply to the hanging of any washing, towel, bedding, clothing or other article as referred to in by-law 10.

Note: This by-law was previously by-law 29 in Schedule 1 to the *Strata Schemes (Freehold Development) Act 1973* and by-law 30 in Schedule 3 to the *Strata Schemes (Leasehold Development) Act 1986*.

18. Notice-Board

An owners corporation must cause a notice-board to be affixed to some part of the common property.

Note: This by-law was previously by-law 3 in Schedule 1 to the *Strata Schemes (Freehold Development) Act 1973* and by-law 3 in Schedule 3 to the *Strata Schemes (Leasehold Development) Act 1986*.

19. Change in use of lot to be notified

An occupier of a lot must notify the owners corporation if the occupier changes the existing use of the lot in a way that may affect the insurance premiums for the strata scheme (for example, if the change of use results in a hazardous activity being carried out on the lot, or results in the lot being used for commercial or industrial purposes rather than residential purposes).

Additional By-Law 20. Air Conditioning. (Registered 2008)

- (1) All air conditioning units installed prior to the registration of this By-Law shall be the responsibility of the Owner of the lot in which the air-conditioning unit is installed and that all repairs and maintenance of the air-conditioning units shall be at the cost of that Owner in accordance with (2) below.
- (2) All air conditioning units installed after the registration date of this By-Law shall be installed in accordance with the following:
 - (a) Consent must be given in writing from the Owners Corporation prior to the installation and owners to include details of proposed positioning of the air conditioning unit.
 - (b) Any air conditioning unit so approved must be installed wholly within the lot in a workmanlike manner by suitably qualified and licensed trades people at the cost of the registered proprietor and in this regard the Owners Corporation shall have the power from time to time to adopt air conditioning specifications in relation to the installation and operation of air conditioning units.
 - (c) That the cost of ongoing maintenance of the system be the responsibility of the proprietor of the lot current and future.
 - (d) That the owner maintain the system in a reasonable working order and failure to perform this maintenance (after notification in writing to the owner) the Owners Corporation be authorised to take steps to carry out all necessary work and that the cost of this work be charged to the owner of that Lot.
 - (e) That any building problem resulting from the installation be the responsibility of the proprietor of the lot current and future and that the Owners Corporation be authorized to take steps to carry out all work necessary to perform this obligation if that proprietor fails to comply with this By-Law and the cost be charged to the owner of that Lot.
 - (f) That the noise level be properly and regularly maintained so as not to exceed the manufacturers specifications, council requirements or a maximum of 41 decibels in accordance with Council requirements incl measurement.
 - (g) That the condensed water be captured and drained into the drainage system.
 - (h) That the hours of operation be limited to between the hours of 8am to 10pm.

Additional By-Law 21 – Unit Renovations (Registered 2008)

- (1) All renovation work undertaken prior to the registration of this By-Law shall be the responsibility of the Owner of the lot in which the renovation was undertaken and that all repairs and maintenance of the renovated areas shall be at the cost of that Owner in accordance with (2) below.
- (2) All renovations undertaken after the registration date of this By-Law shall be undertaken in accordance with the following:
 - (a) Pursuant to Section 116 (2) and By Law 13 of the Strata Schemes Management Act 1996, any owner renovating a lot must make application to the Owners Corporation for consent and enter into an agreement which includes an indemnity for any works performed prior to work commencing.
 - (b) That the owner of the lot provide the Owners Corporation with copies of the contractor's current licenses and insurances prior to the commencement of any works.
 - (c) To protect the foyer and landings, all materials in and out of the building, are to proceed on protected flooring. This will be closely supervised by owners and the Executive Committee/Caretaker.
 - (d) That any building problem resulting from the renovation be the responsibility of the proprietor of the lot current and future and that the Owners Corporation be authorized to take steps to carry out all work necessary to perform this obligation if that proprietor fails to comply with this By-Law and the cost be charged to the owner of that Lot.
 - (e) Security is to be maintained at all times.

- (f) The Owner or agent of the unit must control and be responsible for actions of the contractor/tradesmen.
- (g) The owner is responsible to advise and ensure that the contractor/tradesmen confine any soil, dirt, dust or materials to the owners own lot by keeping the door shut and providing a dust curtain.
- (h) Common Property such as landings, stairwells, carpets and lifts etc must be kept clean on a daily basis.
- (i) If a structural change is involved, this must include architect schemes, and a written certification by a structural engineer that the alterations will not affect the structural integrity of the building and be provided to the Owners Corporations prior to commencement of the work.
- (j) Written confirmation to be obtained from an appropriately licensed contractor that the original fire regulations have not been compromised.
- (k) The Owners Corporation may require a Development Approval or Building Approval.
- (l) Approved hours of work are strictly Monday to Friday 8.30am to 4.30pm and Saturday 8.30am to 12.30 pm **with no work on Sundays, public holidays or school holidays**.
- (m) The application is to include the commencement date and the duration of the works, as well as a 24 hour contact phone number/s in the event of any problem.

Special By-Law 1 - Smoke penetration

Resolved 15th May 2017

- 1) An owner or occupier, and any invitee of the owner or occupier, must not smoke tobacco or any other substance on the common property.
- 2) An owner or occupier of a lot must ensure that smoke caused by the smoking of tobacco or any other substance by the owner or occupier, or any invitee of the owner or occupier, on the lot does not penetrate to the common property or any other lot.

Special By-Law 2 - Preservation of fire safety

Resolved 15th May 2017

The owner or occupier of a lot must not do any thing or permit any invitees of the owner or occupier to do any thing on the lot or common property that is likely to affect the operation of fire safety devices in the parcel or to reduce the level of fire safety in the lots or common property.

Special By-Law 3 - Compliance with planning and other requirements

Resolved 15th May 2017

- 1) The owner or occupier of a lot must ensure that the lot is not used for any purpose that is prohibited by law.
- 2) The owner or occupier of a lot must ensure that the lot is not occupied by more persons than are allowed by law to occupy the lot.

Special By Law 4- Prohibition of Barbeques on Balconies

Resolved 1st September 2017

That Barbeques be prohibited from use on the balconies of the lots at Beachpoint.

Special By Law 5 - Common Property Memorandum

Resolved AGM 25th October 2018

The Common Property Memorandum, provided by Fair Trading as part of the Strata Schemes Management Regulation 2016, to specify whether an owner of a lot or the owners corporation is responsible for the maintenance, repair or replacement of any part of the common property, (with the omission of owners responsibility 3H – Intercom handsets) is adopted by the Owners Strata Plan 14125.

Owners corporation responsibilities for maintenance, repair or replacement

1. Balcony and courtyards	<ul style="list-style-type: none"> (a) columns and railings (b) doors, windows and walls (unless the plan was registered before 1 July 1974 – refer to the registered strata plan) (c) balcony ceilings (including painting) (d) security doors, other than those installed by an owner after the registration of the strata plan (e) original tiles and associated waterproofing, affixed at the time of registration of
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	<p>the strata plan</p> <p>(f) common wall fencing, shown as a thick line on the strata plan</p> <p>(g) dividing fences on a boundary of the strata parcel that adjoin neighbouring land</p> <p>(h) awnings within common property outside the cubic space of a balcony or courtyard</p> <p>(i) walls of planter boxes shown by a thick line on the strata plan</p> <p>(j) that part of a tree which exists within common property</p>
2. Ceiling/Roof	<p>(a) false ceilings installed at the time of registration of the strata plan (other than painting, which shall be the lot owner's responsibility)</p> <p>(b) plastered ceilings and vermiculite ceilings (other than painting, which shall be the lot owner's responsibility)</p> <p>(c) guttering</p> <p>(d) membranes</p>
3. Electrical	<p>(a) air conditioning systems serving more than one lot</p> <p>(b) automatic garage door opener, other than those installed by an owner after the registration of the strata plan and not including any related remote controller</p> <p>(c) fuses and fuse board in meter room</p> <p>(d) intercom handset and wiring serving more than one lot</p> <p>(e) electrical wiring serving more than one lot</p> <p>(f) light fittings serving more than one lot</p> <p>(g) power point sockets serving more than one lot</p> <p>(h) smoke detectors whether connected to the fire board in the building or not (and other fire safety equipment subject to the regulations made under the <i>Environmental Planning and Assessment Act 1979</i>)</p> <p>(i) telephone, television, internet and cable wiring within common property walls</p> <p>(j) television aerial, satellite dish, or cable or internet wiring serving more than one lot, regardless of whether it is contained within any lot or on common property</p> <p>(k) lifts and lift operating systems</p>
4. Entrance door	<p>(a) original door lock or its subsequent replacement</p> <p>(b) entrance door to a lot including all door furniture and automatic closer</p> <p>(c) security doors, other than those installed by an owner after registration of the strata plan</p>
5. Floor	<p>(a) original floorboards or parquet flooring affixed to common property floors</p> <p>(b) mezzanines and stairs within lots, if shown as a separate level in the strata plan</p> <p>(c) original floor tiles and associated waterproofing affixed to common property floors at the time of registration of the strata plan</p> <p>(d) sound proofing floor base (e.g. magnesite), but not including any sound proofing installed by an owner after the registration of the strata plan</p>
6. General	<p>(a) common property walls</p> <p>(b) the slab dividing two storeys of the same lot, or one storey from an open space roof area e.g. a townhouse or villa (unless the plan was registered before 1 July 1974 – refer to the registered strata plan)</p> <p>(c) any door in a common property wall (including all original door furniture)</p> <p>(d) skirting boards, architraves and cornices on common property walls (other than painting which shall be the lot owner's responsibility)</p> <p>(e) original tiles and associated waterproofing affixed to the common property walls at the time of registration of the strata plan</p> <p>(f) ducting cover or structure covering a service that serves more than one lot or the common property</p> <p>(g) ducting for the purposes of carrying pipes servicing more than one lot</p> <p>(h) exhaust fans outside the lot</p> <p>(i) hot water service located outside of the boundary of any lot or where that service serves more than one lot</p> <p>(j) letter boxes within common property</p> <p>(k) swimming pool and associated equipment</p> <p>(l) gym equipment</p>
7. Parking/Garage	<p>(a) carports, other than those within the cubic space of a lot and referred to in the</p>

	<p>strata plan, or which have been installed by and owner after registration of the strata plan</p> <p>(b) electric garage door opener (motor and device) including automatic opening mechanism which serves more than one lot</p> <p>(c) garage doors, hinge mechanism and lock, if shown by a thick line on the strata plan or if outside the cubic space of the lot</p> <p>(d) mesh between parking spaces, if shown by a thick line on the strata plan</p>
8. Plumbing	<p>(a) floor drain or sewer in common property</p> <p>(b) pipes within common property wall, floor or ceiling</p> <p>(c) main stopcock to unit</p> <p>(d) storm water and on-site detention systems below ground</p>
9. Windows	<p>(a) windows in common property walls, including window furniture, sash cord and window seal</p> <p>(b) insect-screens, other than those installed by an owner after the registration of the strata plan</p> <p>(c) original lock or other lock if subsequently replacement by the owners corporation</p>

Lot owner responsibilities for maintenance, repair or replacement.

1. Balcony & Courtyards	<p>(a) awnings, decks, pergola, privacy screen, louvres, retaining walls, planter walls, steps or other structures within the cubic space of a balcony or courtyard and not shown as common property on the strata plan</p> <p>(b) that part of a tree within the cubic space of a lot</p>
2. Ceiling/Roof	<p>(a) false ceilings inside the lot installed by an owner after the registration of the strata plan</p>
3. Electrical	<p>(a) air conditioning systems, whether inside or outside of a lot, which serve only that lot</p> <p>(b) fuses and fuse boards within the lot and serving only that lot</p> <p>(c) in-sink food waste disposal systems and water filtration systems</p> <p>(d) electrical wiring in non-common property walls within a lot and serving only that lot</p> <p>(e) light fittings, light switches and power point sockets within the lot serving only that lot</p> <p>(f) telephone, television, internet and cable wiring within non-common property walls and serving only that lot</p> <p>(g) telephone, television, internet and cable service and connection sockets</p>
4. Entrance door	<p>(a) door locks additional to the original lock (or subsequent replacement of the original lock)</p> <p>(b) keys, security cards and access passes</p>
5. Floor	<p>(a) floor tiles and any associated waterproofing affixed by an owner after the registration of the strata plan</p> <p>(b) lacquer and staining on surface of floorboards or parquet flooring</p> <p>(c) internal carpeting and floor coverings, unfixed floating floors</p> <p>(d) mezzanines and stairs within lots that are not shown or referred to in the strata plan</p>
6. General	<p>(a) internal (non-common property) walls</p> <p>(b) paintwork inside the lot (including ceiling and entrance door)</p> <p>(c) built-in wardrobes, cupboards, shelving</p> <p>(d) dishwasher</p> <p>(e) stove</p> <p>(f) washing machine and clothes dryer</p> <p>(g) hot water service exclusive to a single lot (whether inside or outside of the cubic space of that lot)</p> <p>(h) internal doors (including door furniture)</p> <p>(i) skirting boards and architraves on non-common property walls</p>

	<ul style="list-style-type: none"> (j) tiles and associated waterproofing affixed to non-common property walls (k) letterbox within a lot (l) pavers installed within the lot's boundaries (m) ducting cover or structure covering a service that serves a single lot
7. Parking/Garage	<ul style="list-style-type: none"> (a) garage door remote controller (b) garage doors, hinge mechanism and lock where the lot boundary is shown as a thin line on the strata plan and the door is inside the lot boundary (c) light fittings inside the lot where the light is used exclusively for the lot (d) mesh between parking spaces where shown as thin line, dotted line or no line on the strata plan (this will be treated as a dividing fence to which the <i>Dividing Fences Act 1991</i> applies)
8. Plumbing	<ul style="list-style-type: none"> (a) pipes, downstream of any stopcock, only serving that lot and not within any common property wall (b) pipes and 'S' bend beneath sink, laundry tub or hand basin (c) sink, laundry tub and hand basin (d) toilet bowl and cistern (e) bath (f) shower screen (g) bathroom cabinet and mirror (h) taps and associated hardware
9. Windows	<ul style="list-style-type: none"> (a) window cleaning- interior and exterior surfaces (other than those which cannot safely be accessed by the lot owner or occupier) (b) locks additional to the original (or any lock replaced by an owner) (c) window lock keys