

STRATA TITLES ACT 1988

SCHEDULE 3 – Articles of Strata Corporation

1. (1) A unit holder must –
 - a. maintain the unit in good repair.
 - b. Carry out any work ordered by a council or other public authority in respect of the unit.(2) The occupier of a unit must keep it in a clean and tidy condition.

2. A person bound by these articles –
 - a. must not obstruct the lawful use of the common property by any person;
 - b. must not use the common property in a manner that unreasonably interferes with the use and enjoyment of the common property by other members of the strata community, their customers, clients or visitors;
 - c. must not take, or allow his or her customers, clients, or visitors to make, undue noise in or about and unit of the common property; and
 - d. must not interfere, or allow his or her customers, clients or visitors to interfere, with others in the enjoyment of their rights in relation to units or common property.

3. A person bound by these articles must not use the unit, or permit the unit to be used for any unlawful purpose.

4. Subject to the Strata Titles Act 1988, a person bound by these articles must not, without the Strata corporation's consent, keep any animal in, or in the vicinity of a unit.

5. A person bound by these articles –
 - a. must not park a motor vehicle in a parking space allocated for others or on a part of the common property on which parking is not authorized by the strata corporation;
and
 - b. must take reasonable steps to ensure that his or her customers, clients or visitors do not park in parking spaces allocated for others or on parts of the common property on which parking is not authorized by the strata corporation.

6. A person bound by these articles must not, without consent of the strata corporation –
 - a. damage any lawn, garden, tree, shrub, plant or flower on the common property; or
 - b. use any portion of the common property for his or her own purposes as a garden.

7. A person bound by these articles must not –
 - a. bring objects or materials onto the site of any kind that are likely to cause justified offence to the other members of the strata community; or
 - c. allow refuse to accumulate so as to cause justified offence to others.

8. A person bound by these articles must not, without consent of the strata corporation, display any sign, advertisement, placard, banner or any other conspicuous material of a similar nature –
 - a. on part of his or her unit so as to be visible from outside the building; or
 - c. on any part of the common property.

9. The occupier of a unit may, without consent of the strata corporation, paint, cover or in any other way decorate the inside of any building forming part of the unit and any, provided that unreasonable damage is not caused to any common property, fix locks, catches, screens, hooks and other similar items to that building.

10. The occupier of a unit used for residential purposes must not, without consent of the strata corporation, use or store on the unit or on the common property any explosive or other dangerous substance.

11. A person bound by these articles –
 - a. must maintain within the unit, or on a part of the common property set apart for the purpose by the strata corporation, a receptacle for garbage adequately covered; and
 - c. must comply with all council by-laws relating to the disposal of garbage.

12. A unit holder must immediately notify the strata corporation of –
 - a. any change in the ownership of the unit, or any change in the address of the owner;
 - b. any change in the occupancy of the unit.