

**The National
Units Plan 2265 - Articles**

1. Definitions etc

(1) In these articles:

executive committee representative means a person authorised in writing by the executive committee under article 11 (4).

owner, occupier or user, of a unit, includes an invitee or licensee of an owner, occupier or user of a unit.

(2) A word or expression in the *Unit Titles Act 2001* and the *Unit Titles Regulations 2001* has the same meaning in these articles.

2. Payment of rates and taxes by unit owners

A unit owner must pay all rates, taxes and any other amount payable for the unit.

3. Repairs and maintenance

(1) A unit owner must ensure that the unit is in a state of good repair.

(2) A unit owner must carry out any work in relation to the unit, and do anything else in relation to the unit, that is required by any Territory law.

4. Erections and alterations

(1) A unit owner may erect or alter any structure in or on the unit or the common property only ---

(a) in accordance with the express permission of the owners corporation by special resolution; and

(b) in accordance with the requirements of any applicable Territory law (for example, a law requiring development approval to be obtained for the erection or alteration).

(2) Permission may be given subject to conditions stated in the resolution.

5. Use of common property

A unit owner must not use the common property, or permit it to be used, to interfere unreasonably with the use and enjoyment of the common property by an owner, occupier or user of another unit. This includes no For Sale/For Lease signs being erected on common property. This will help maintain the aesthetics of the complex and reduce a Public Liability issue.

6. Hazardous use of unit

A unit owner must not use the unit, or permit it to be used, so as to cause a hazard to an owner, occupier or user of another unit.

7. Use of unit-nuisance or annoyance

(1) A unit owner must not use the unit, or permit it to be used, in a way that causes a nuisance or substantial annoyance to an owner, occupier or user of another unit.

(2) This article does not apply to a use of a unit if the executive committee has given an owner, occupier or user of the unit written permission for that use.

(3) Permission may be given subject to stated conditions.

(4) Permission may be withdrawn by special resolution of the owners corporation.

8. Noise

(1) A unit owner must not make, or permit to be made, such a noise within the unit as might (in the circumstances) be reasonably likely to cause substantial annoyance to an owner, occupier or user of another unit.

(2) This article does not apply to the making of a noise if the executive committee has given the person responsible for making the noise written permission to do so.

(3) Permission may be given subject to stated conditions.

(4) Permission may be withdrawn by special resolution of the owners corporation.

10. Illegal use of unit

A unit owner must not use the unit, or permit it to be used, to contravene a law in force in the Territory.

11. What may an executive committee representative do?

(1) An executive committee representative may do any of the following in relation to a unit at all reasonable times:

(a) if the committee has reasonable grounds for suspecting that there is a breach of the Unit Titles Act 2001 or the articles in relation to a unit - inspect the unit to investigate the breach;

(b) carry out any maintenance required under the Act or these articles;

(c) do anything else the owners corporation is required to do under the Act or these articles.

(2) An executive committee representative may enter a unit and remain in the unit for as long as is necessary to do something mentioned in subarticle (1).

(3) An executive committee representative is not authorised to do anything in relation to a unit mentioned in subarticle (1) unless-

(a) the executive committee or the representative has given the owner, occupier or user of the unit reasonable notice of his or her intention to do the thing; or

(b) in an emergency, it is essential that it be done without notice.

(4) The executive committee may give a written authority to a person to represent the corporation under this article.

12. Seal of owners corporation

For the attaching of the seal of the owners corporation to a document to be effective-

(a) the seal must be attached by decision of the executive committee; and

(b) the seal must be attached in the presence of 2 executive members; and

(c) the executive members witnessing the attaching of the seal must sign the document as witnesses. "

13. Floor Coverings

A unit owner must not install timber or tile floor in his or her unit unless:

(a) prior to installation, the proposed flooring has been designed and approved by an accredited acoustic consultant to minimise noise in adjoining units: and

(b) following installation, the unit owners provides the body corporate manager with a certificate from the accredited acoustic consultant that the timber or the tiled floor complies with the design approved under paragraph (a)

14. Leasing

A unit owner must not lease his or her unit for a period of less than six (6) months.

15. Car parks

A unit owner must not lease his or her Carpark unit space except to another unit owner.