



Chief Minister



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LAND TITLES
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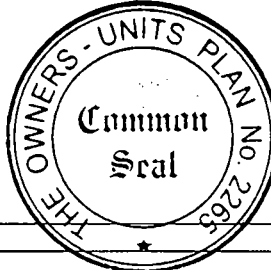
Land Titles Act 1925

LODGING PARTY DETAILS		
Name	Email Address	Contact Telephone Number
Bright and Duggan Management P/L	customercare@bright-duggan.com.au	02 6156 3305

TITLE AND LAND DETAILS				
Volume & Folio	District/Division	Section	Block	UNITS PLAN NUMBER
1660:60	BARTON	17	6	2265

DETAILS OF ARTICLE/S BEING AMENDED (Insert article number/s)

That the Owners Corporation for Units Plan 2265 adopts the Owners Corporation Rules as attached and that these rules be registered.

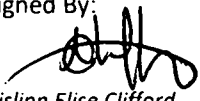
SUPPORTING DOCUMENTATION (Please tick appropriate item – Original signed copy must be supplied)	COMMON SEAL OF OWNERS CORPORATION (Seal must be affixed)
<input checked="" type="checkbox"/> Sealed copy of Minutes of Meeting <input type="checkbox"/> Sealed copy of Resolution/Motion <input type="checkbox"/> Other (specify) -	


CERTIFICATION *Delete the inapplicable

Applicant

*The Certifier has retained the evidence to support this Registry Instrument or Document.
 *The Certifier has taken reasonable steps to ensure that the Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Signed By:


 Aislinn Elise Clifford
 Senior Administrator


 Sam William Dunham

for: Bright & Duggan Pty Ltd
 on behalf of the Registered Proprietor/Managing Agent

OFFICE USE ONLY			
Lodged by	Annexures/Attachments	Minutes/Resolution/Motion	
Data entered by	Evidence Manager Appointed	Yes <input type="checkbox"/>	
Registered by	Registration Date	PE 01/02/2023	



UP2265: The National Apartments

Owners Corporation Rules

Preliminary

1. These are the rules of the owners corporation of Unit Plan 2265 (**Rules**). They are made pursuant to Part 6 of the *Unit Titles (Management) Act 2011* (ACT).
2. The Rules comprise the default rules¹ as amended by the alternative rules made by special resolution on [29th day of September 2022] and pursuant to section 108 of the *Unit Titles (Management) Act 2011* (ACT).
3. The Rules are registered under section 27 of the *Land Titles (Unit Titles) Act 1970* (ACT).

Effect of rules

4. The owners corporation and its members agree to be bound by the rules of the corporation.
5. An occupier of a unit (who is not the owner of the unit) is bound by each rule of the owners corporation as if the occupier were the owner of the unit except to the extent that—
 - (a) the rule requires payments to be made to the general fund or a sinking fund; as determined at an annual general meeting or general meeting of the owners corporation
 - (b) the rule provides otherwise.

Payment of rates and taxes by unit owners

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

Repairs and maintenance

7. A unit owner must ensure that the unit is in a state of good repair. This includes balconies and courtyards.
8. 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 a territory law.
9. The owners corporation is responsible for the repair of balconies and courtyards.

Erections and alterations

10. 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).
11. The owners corporation delegates its decision-making power under Rule 10 to the executive committee for erections and alterations in or on:

¹ As set out in Schedule 1 of the Unit Titles (Management) Regulation 2011.

- (a) the unit, for awnings, windows, flooring, and entry doors
 - (b) the common property, to a maximum value of \$10,000 (GST incl).
12. Permission may be given subject to conditions.
13. However, if the structure is sustainability infrastructure, the owners corporation's permission must not be unreasonably withheld.

Examples—permission not unreasonably withheld

- safety considerations
- structural considerations

Example—permission unreasonably withheld

- external appearance of a unit or the units plan

Pets in units

14. A unit owner or occupier (the **pet owner**) may keep an animal, or permit an animal to be kept, within the unit if—
- (a) the total number of animals kept within the unit (other than birds in a cage or fish in an aquarium) is not more than 3; and
 - (b) the pet owner ensures that the animal is appropriately supervised when the animal is on the common property; and
 - (c) the pet owner keeps the animal secure so that it cannot escape the unit unsupervised; and
 - (d) the pet owner cleans any area of the units plan that is soiled by the animal; and
 - (e) the pet owner takes reasonable steps to ensure the animal does not cause excessive noise, be a nuisance or a risk to health or safety.
15. The pet owner must, before the day the animal is first kept within the unit, register the pet with the owners corporation by completing Schedule 1 and forwarding it to the strata manager.

Use of common property

16. 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, other than in accordance with a special privilege rule.²
17. Smoking is not permitted in the common property. Smokers are requested to limit the exposure of other unit users to their second-hand smoke. Persistent smoke drift from balconies and courtyards may cause a hazard, or a nuisance or substantial annoyance, to other unit users.
18. Skating, skateboarding, rollerblading, cycling, and ball games are not permitted in common areas.
19. Climbing trees and playing in garden beds are not permitted.

² *Unit Titles (Management) Act 2011* (ACT) (section 112A).



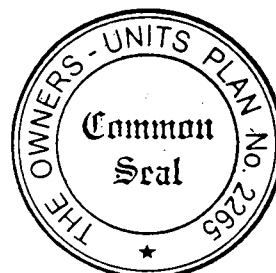
20. The storage of items in car spaces or common areas in the basement is not permitted. This includes placing items on wall ledges in car spaces or on top of storage lockers. Such items should be stored inside storage lockers.
21. A unit owner may erect a free-standing storage cabinet in their allocated car space provided the cabinet is no higher than the bottom of the ventilation grill (where the grill is present).
22. Vehicles (including bicycles, boats, and caravans) are to be parked in each unit's allocated space in the basement. The parking of vehicles in other areas of the basement is otherwise not permitted.
23. Costs to rectify any damage to the common property (including by guests, tradespeople, and removalists) are to be borne by the owner of the unit that caused the damage.
24. Lift doors must not be propped open (during removals for example) as this will trigger a fault not covered by the lift maintenance contract. Costs to restore service to the lifts are to be borne by the owner of the unit that caused the damage that triggered the call-out fee to restore services.
25. Real estate and any other advertising signs are not permitted.
26. Unit users must notify the strata manager at least two working days before moving in or out.
27. Unit users must keep the common property clean and free of litter.
28. Unit users must:
 - (a) recycle resources in accordance with the ACT Government's #Recycle Right Campaign <https://www.cityservices.act.gov.au/recyclopaedia/recycle-right>; and
 - (b) transfer their household waste from their unit to the garbage room in a drip proof container.
29. Costs to dispose of large household items will be borne by the unit owner.

Hazardous use

30. A unit owner must not use the unit, or permit it to be used, to cause a hazard to an owner, occupier or user of another unit.
31. The storage of combustible items in storage lockers or car spaces is not permitted.

Use of unit

32. 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.
33. The backing of internal window treatments must be white, off-white or beige. No other window treatment that would affect the appearance of the building is permitted.
34. Rules 32 and 33 do 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.
 - (a) Permission may be given subject to stated conditions.
 - (b) Permission may be withdrawn by special resolution of the owners corporation.
35. Items such as clothing, towels, rugs, and bedding must not be draped over balcony railings.





Noise

36. A unit owner must not make, or permit to be made, such a noise within the unit, on the balcony or in the courtyard as might (in the circumstances) be reasonably likely to cause substantial annoyance to an owner, occupier, or user of another unit, especially from 10pm.
- (a) This rule 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.
 - (b) Permission may be given subject to stated conditions.
 - (c) Permission may be withdrawn by special resolution of the owners corporation.

Illegal use of unit

37. A unit owner must not use the unit, or permit it to be used, in contravention of a law in force in the ACT.

Safety and security

38. Leasing car spaces to an individual who is not an owner or occupier of a unit is prohibited.
39. Residential tenancy agreements must be for a minimum of six months. Short term tenancies are not permitted unless a unit owner is actively selling their unit.
40. Unit users must:
- (a) drive not more than 10km/h in the basement; and
 - (b) ensure all entry doors and access gates are properly closed behind them.
41. Unit users should remove valuables from their vehicle - especially access keys - when parking in the basement.
42. Unit users who park their vehicles in the basement, and store items in their lockers or vehicles do so at their own risk.

What may an executive committee representative do?

43. 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 Act or these rules in relation to a unit—inspect the unit to investigate the breach;
 - (b) carry out any maintenance required under the Act or these rules;
 - (c) do anything else the owners corporation is required to do under the Act or these rules.
44. An executive committee representative may enter a unit and remain in the unit for as long as is necessary to do something mentioned in rule (43).
45. An executive committee representative is not authorised to do anything in relation to a unit mentioned in rule (43) unless—
- (a) the executive committee or the representative has given the owner, occupier or user of the unit reasonable notice of their intention to do the thing; or
 - (b) in an emergency, it is essential that it be done without notice.

46. The executive committee may give a written authority to a person to represent the corporation under this rule.

Definitions

47. In these rules:

- (a) **executive committee representative** means a person authorised, in writing, by the executive committee under rule 46
- (b) **owner, occupier or user**, of a unit, includes an invitee or licensee of an owner, occupier or user of a unit
- (c) **residential tenancy agreement** means a residential tenancy agreement under the *Residential Tenancies Act 1997*; and
- (d) **standard residential tenancy terms** — see the *Residential Tenancies Act 1997* (ACT) dictionary.

48. A word or expression in these rules has the same meaning as in the *Unit Titles (Management) Act 2011* (ACT).



Schedule 1 - UP2265 - Notification that an animal is being kept within the unit

Unit number	
Pet owner	
Name	
Email	
Phone	
Emergency contact	
Name	
Email	
Phone	
Pet	
Type of animal	
Breed	
Colour	
Assistance animal?	Yes / No
Total number of pets	
Dogs and cats	
Registration number	
Microchip number	
(For dogs) date of desexing	
(For cats) born before 1 July 2022?	
Declarations	
I have read the Owners Corporation Rules about pets in units.	
I agree to keep the animal in accordance with the Owners Corporation Rules about pets in units.	
Signature	
Date	

