

SPECIAL CONDITION FOR FLATS

NOTE: This document is to be used for flats that are not subject to the Strata Schemes Management Act 1996.

1 Noise

A tenant or occupier of a flat must not create any noise on the property likely to interfere with the peaceful enjoyment of another occupier or any person lawfully using the common area.

2 Vehicles

A tenant or occupier of a flat must not park or stand any motor or other vehicle on common area except with the prior written consent of the owners.

3 Obstruction of common area

A tenant or occupier of a flat must not obstruct lawful use of common areas by any person.

4 Damage to lawns and plants on common area

A tenant or occupier of a flat 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 area.

5 Damage to common areas

A tenant or occupier of a flat 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 area without the approval in writing of the owners

6 Behaviour of tenants and occupiers

A tenant or occupier of a flat when on common areas must be adequately clothed and must not use language or behave in a manner likely to cause offence or embarrassment to another tenant or occupier.

7 Children playing on common areas in building

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

8 Behaviour of invitees

A tenant or occupier of a flat must take all reasonable steps to ensure that invitees of the tenant or occupier do not behave in a manner likely to interfere with the peaceful enjoyment of the tenant or occupier of another flat or any person lawfully using common areas.

9 Depositing rubbish and other material on common areas

A tenant or occupier of a flat must not deposit or throw on the common area any rubbish, dirt, dust or other material likely to interfere with the peaceful enjoyment of a tenant or occupier of another flat or of any person lawfully using the common area.

10 Drying of laundry items

A tenant or occupier of a flat must not, except with the prior written consent of the owners, hang any washing, towel, bedding, clothing or other article on any part of the property in such a way as to be visible from outside the building other than on any lines provided by the owners for the purpose and there only for a reasonable period.

11 Cleaning windows and doors

A tenant or occupier of a flat must keep clean all glass in windows and all doors on the boundary of the flat, including so much as is common area.

12 Storage of inflammable liquids and other substances and materials

- (1) A tenant or occupier of a flat must not, except with the prior written approval of the owners, use or store in the flat or on the common area any inflammable chemical, liquid or gas or other inflammable material.
- (2) This condition does not apply to chemicals, liquids, gases or other material used or intended to be used for domestic purposes.

13 Moving furniture and other objects on or through common areas

A tenant or occupier of a flat must not transport any furniture or large object through or on common areas within the building in such a way as to interfere with another tenant or occupier and must not block common areas including driveways.

14 Garbage disposal

- A tenant or occupier of a flat:
- (a) must maintain within the flat, or on such part of the common area as may be authorised by the owners, in clean and dry condition and adequately covered a receptacle for garbage, and
 - (b) must ensure that before refuse is placed in the receptacle it is securely wrapped or, in the

case of tins or other containers, completely drained, and

(c) for the purpose of having the garbage collected, must place the receptacle within an area designated for that purpose by the owners and at a time not more than 12 hours before the time at which garbage is normally collected, and

(d) when the garbage has been collected, must promptly return the receptacle to the flat or other area referred to in paragraph (a),

(e) must not place any thing in the receptacle of the tenant or occupier of any other flat except with the permission of that tenant or occupier, and

(f) must promptly remove any thing which the tenant, occupier or garbage collector may have spilled from the receptacle and must take such action as may be necessary to clean the area within which that thing was spilled.

16 Keeping of animals

A tenant or occupier of a flat must not, without the prior written consent of the owners, keep any animal in the flat or the common areas.

17 Appearance of lot

The tenant or occupier of a flat must not, without the written consent of the owners, maintain within the flat anything visible from outside the flat that, viewed from outside the flat, is not in keeping with the rest of the building.