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Document, Interest, Instrument: 10557495.1

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View Instrument Details



Instrument No 10557495.1
Status Registered
Date & Time Lodged 28 August 2017 10:00
Lodged By Clark, Richard James
Instrument Type Unit Titles Act 2010 - Notice/Change of Rules - s105 &106



Affected Computer Registers **Land District**
WN14A/322 Wellington

Annexure Schedule: Contains 2 Pages.

Signature

Signed by Richard James Clark as Applicant Representative on 24/08/2017 09:58 AM

*** End of Report ***

Notice of Change to Body Corporate Operational Rules

Section 106, Unit Titles Act 2010

Unit plan: 43459
Body Corporate Number: 43459
Supplementary record sheet: WN14A/322

Notice

The body corporate gives notice that the body corporate operational rules are changed as specified in the schedule of amendments.

The changes have been made in accordance with an ordinary resolution at the body corporate general meeting held on 5 August 2017.

Schedule of amendments

The default body corporate operational rules are replaced with the following:

1. An owner or occupier of a unit **must not**:
 - (a) Damage or deface the common property.
 - (b) Leave rubbish or recycling material on the common property.
 - (c) Create noise likely to interfere with the use or enjoyment of the unit title development by other owners or occupiers.
 - (d) Park on the common property unless the body corporate has designated it for car parking, or the body corporate consent. Where a space has been designated for car parking, such use is for temporary and reasonable use by visitors and service vehicles only as the body corporate may direct in each case.
 - (e) Interfere with the reasonable use or enjoyment of the common property by other owners or occupiers.
 - (f) Keep animals or pets in their unit or on the common property.
2. An owner or occupier of a unit **must**:
 - (a) Dispose of rubbish regularly, hygienically and tidily.
 - (b) When driving on the common property, observe all traffic and speed directions notified by the body corporate.
 - (c) Keep gardens, shrubs, trees and other plants within their unit neat and tidy.
 - (d) Mow lawns within their unit at least every two weeks (except where weather conditions make this impracticable).
 - (e) Keep their unit well maintained at all times.
 - (f) Ensure the roof of their unit, including paintwork, is regularly maintained.

*NSA
RDC*

- (g) Obtain the consent of the body corporate prior to changing the external colour of their unit.
- 3. Where these rules refer to the consent or the direction of the body corporate, such consent or direction may be given by:
 - (a) The chairperson of the body corporate; or
 - (b) Such other members of the Committee of the Body Corporate as the committee of the body corporate or the body corporate may appoint by resolution.

Date: 7 August 2017

W B Allen

Signature of body corporate chairperson

Before me an Owner: R D Saville

Full name of witness: RONALD DAVID SAVILLE

Address of witness: 460 FEATHER ST PALMERSTON NTH

Note

Only amendments or additions to the body corporate operational rules that relate to those matters mentioned in section 106(1)(a) and (b) of the Unit Titles Act 2010 may be made. Any amendment or addition must comply with section 106(2) and (4) of that Act.