

23.7 Duties of the Concierge

The duties of the *conciierge* under an agreement may include, without limitation:

- a) providing assistance to owners, occupiers and visitors to *Beau Monde Apartments* in relation to enquiries and directory services; and
- b) arranging and assisting with access to authorised persons from carpark areas to lifts; and
- c) monitoring security cameras linked to the *conciierge* desk (if applicable); and
- d) liaising with the *caretaker* or *building manager* (as directed by the *Owners Corporation* from time to time) in emergency situations or security alerts; and
- e) doing anything else the *Owners Corporation* agrees is necessary or desirable for the operation and management of *Beau Monde Apartments*.

24 LICENCES

24.1 Powers of the Owners Corporation

In addition to its powers under the *Management Act*, the *Owners Corporation* has the power to grant licences to *Owners* and *Occupiers* to use parts of *Common Property*.

24.2 How can the Owners Corporation exercise its powers?

The *Owners Corporation* may exercise its powers under this by-law only by ordinary resolution at a general meeting.

24.3 What Provisions may a Licence include?

Licences the *Owners Corporation* grants under this by-law may include provisions about, but need not be limited to:

- (a) payments under the licence;
- (b) the term of the licence;
- (c) the permitted uses of the licensed areas;
- (d) the maximum number of persons allowed in the licensed area; and
- (e) insurances the licensee must effect; and
- (f) cleaning and maintaining the licensed area.

25 DAMAGE TO COMMON PROPERTY

25.1 What are your Obligations?

Subject to the by-laws, you must:

- (a) use *Common Property* equipment only for its intended purpose; and
- (b) immediately notify the *Owners Corporation* if you know about damage to or a defect in *Common Property*; and
- (c) compensate the *Owners Corporation* for any damage to *Common Property* caused by you, your visitors or persons doing work or carrying out *Building Works* in *Beau Monde Apartments* on your behalf.

25.2 When will you need Consent from the Owners Corporation?

Subject to the by-laws, you must have consent from the *Owners Corporation* to:

- a) interfere with or damage *common property*;
- b) remove anything from *common property* that belongs to the *Owners Corporation*; or
- c) interfere with the operation of *common property* equipment.

The *Owners Corporation* must comply with By-Law 17.3 in relation to any request for consent under this by-law.

26 INSURANCE PREMIUMS

26.1 Consent from the Owners Corporation

You must have consent from the *Owners Corporation* to do anything that might invalidate, suspend or increase the premium for an *Owners Corporation* insurance policy.

26.2 Payments for Increased Premiums

If the *Owners Corporation* gives you consent under this by-law, it may make conditions that require you to reimburse the *Owners Corporation* for any increased premium. If you do not agree with the conditions, the *Owners Corporation* may refuse its consent.