

26.3 Requirements under the Strata Management Statement

Under the *Strata Management Statement*, you must notify the *Building Management Committee* if you do anything that might invalidate, suspend or increase the premium for an insurance policy effected by the *Building Management Committee*.

27 SECURITY AT BEAU MONDE APARTMENTS

27.1 Strata Management Statement

The *Strata Management Statement* regulates security and the provision of *security keys* for *Beau Monde Apartments* and *Beau Monde* generally. The rights and obligations of the *Owners Corporation*, *Owners* and *Occupiers* in this by-law are subject to the *Strata Management Statement* and *Easements*. In particular, the *Owners Corporation* must not do anything that would restrict access to:

- a) *shared facilities* which *Owners* and *Occupiers* in *Beau Monde* are entitled to use under the *Strata Management Statement*; or
- b) *common property* the subject of *Easements*.

27.2 Rights and Obligations of the Owners Corporation

The *Owners Corporation* must take reasonable steps to:

- (a) stop intruders coming into *Beau Monde Apartments*; and
 - (b) prevent fires and other hazards.
- The *Owners Corporation* must comply with:
- (c) the *Strata Management Statement*; and
 - (d) the reasonable instructions of the *Building Management Committee* about *security keys* and, in particular, instructions about re-coding and returning *security keys*.

27.3 Installation of Security Equipment

In addition to its powers under the *Management Act*, the *Owners Corporation* has the power to install and operate in *Common Property* audio and visual security cameras and other audio and visual surveillance equipment for the security of *Beau Monde Apartments*.

27.4 Restricting Access to Common Property

In addition to its powers under the *Management Act*, the *Owners Corporation* has the power to:

- (a) close off or restrict by *Security Key* access to parts of *Common Property* that do not give access to an *Apartment*; and
- (b) restrict by *Security Key* your access to levels in *Beau Monde Apartments* where you do not own or occupy an *Apartment* or have a right to use under an *Exclusive Use By-Law*.

27.5 Providing Owners and Occupiers with Security Keys

The *Building Management Committee* is responsible to provide *security keys* for *Beau Monde Apartments*.

27.6 What are your Obligations?

You must:

- (a) comply with the reasonable instructions of the *Building Management Committee* and the *Owners Corporation* about *security keys* and, in particular, instructions about re-coding and returning *security keys*;
- (b) take all reasonable steps not to lose *security keys*;
- (c) return *security keys* to the *Building Management Committee* if you do not need them or if you are no longer an *Owner* or *Occupier*; and
- (d) notify the *Building Management Committee* immediately if you lose a *security key*.

27.7 Some Prohibitions

You must not:

- (a) copy a *security key*; or
- (b) interfere with security equipment or do (or allow anyone to do) anything that is prohibited in the *Strata Management Statement*; or
- (c) give a *security key* to someone who is not an *Owner* or *Occupier*.

27.8 Procedures if you Lease your Apartment

If you lease or licence your *Apartment*, you must include a requirement in the lease or licence that the *Occupier* return *Security Keys* to the *Building Management Committee* when they no longer occupy an *Apartment*.

27.9 Restrictions on Exercising Rights under this By-Law

Subject to the *Strata Management Statement*, the *Owners Corporation* must not:

- (a) shut down or interfere with the integrated security system for *Beau Monde*; or
- (b) restrict access to parts of *Common Property* which are *shared facilities*.

28 ALLOCATION OF COMMON PROPERTY**28.1 Signs and Signage Equipment**

The *Owners Corporation* must allow the *Building Management Committee* to use part of the *Common Property* described in the *Strata Management Statement* as the "roof sign area" for the erection and installation of *signs* and *signage equipment*. The *Owners Corporation* may exclude you from using that part of the *Common Property*.

28.2 Restricting Access to Common Property for Use by the Caretaker

The *Owners Corporation* may allow the *caretaker* (and persons authorised by the *caretaker*) to use part of the *Common Property* being:

- (a) carparking spaces approved for visitor parking from time to time; or
- (b) the *caretaker's room*; or
- (c) approved storage areas from time to time, to perform the *caretaker's* duties.

The *Owners Corporation* may:

- (d) exclude you from using that part of the *Common Property*; and
- (e) take reasonable steps to ensure that carparking spaces allocated under this by-law are kept free of unauthorised vehicles.

28.3 Restricting Access to Common Property for Use by the Concierge

The *Owners Corporation* may allow the *caretaker* (and persons authorised by the *caretaker*) to use part of the *Common Property* being:

- (a) approved areas and facilities in the foyer of *Beau Monde Apartments* (including, for example, a *concierge* desk and equipment) by the *Owners Corporation* from time to time; or
- (b) approved storage areas from time to time, to perform the *concierge's* duties.

The *Owners Corporation* may exclude you from using that part of the *Common Property*.

28.4 Display Area for Use of Owners

The *Owners Corporation* may dedicate an area of *Common Property* to be used by *Owners* to display "Fore Sale" or "For Lease" signs relating to their *apartments*. The *Owners Corporation* may delegate management of this display area to the *caretaker*.

28.5 Storage Space

- (a) The *Owners Corporation* has the right to dedicate parts of *Common Property* for the exclusive use of nominated *Owners* for storage purposes.
- (b) The *Owners Corporation* may allow the *caretaker* (and persons authorised by the *caretaker*) to use part of the *Common Property* allocated for storage space from time to time.

29 USING THE POOL AND GYM**29.1 Using the Pool and Gym**

Each *Owner* and *Occupier* may use the *pool* and *gym* on the terms and conditions in this by-law.

29.2 Conditions for Using the Pool and Gym

- (a) The *pool* and *gym* may be used by *Owners* and *Occupiers* and their visitors only during the hours nominated by the *Owners Corporation*.
- (b) *Owners* and *Occupiers* must accompany their visitors at all times when their visitors use the *pool* or *gym*.
- (c) *Owners* and *Occupiers* must:
 - (i) ensure that an adult exercising effective control accompanies children who are under 12 who are in the care of the owner or occupier when the children use or area in the *pool* or *gym*; and
 - (ii) be adequately clothed when they use or are in the *pool* or *gym*.

29.3 What are you Prohibited from doing?

Owners and *Occupiers* must not:

- (a) bring glass (i.e. drinking glasses) or sharp objects into or around the *pool* or *gym*;