



Kookaburra Park Eco-Village

ABN 22 969 334 047

Body Corporate Committee

4528 Bundaberg - Gin Gin Road, GIN GIN, QLD. 4671

KOOKABURRA PARK ECO-VILLAGE – COMMUNITY TITLES SCHEME 19671

BY-LAW 1. PRINCIPLES OF USE

For the purposes of interpretation in the By-Laws the following shall apply:

1. “Resident” shall be a proprietor or occupier of a lot.
2. “Principles” of the use of the common property:

The common property shall at all times be used, managed and controlled so as to conform with the following principles and no use or activity of the common property shall be performed or conducted contrary to such principles:

- (a) the flora and fauna are to be observed and enjoyed at all times and in such manner as will preserve the environment with the full recognition of the environmental sensitivity of the area;
- (b) a resident shall co-operate with the overall property policy and design in relation to general landscape, re-forestation, forestry, agriculture and aquaculture;
- (c) a resident shall not cause traps to be laid or hunt in any other way. The keeping or use of firearms by a resident on the common property, requires the consent of the Body Corporate;
- (d) no resident shall do or permit to be done or omitted, any act which might obstruct or tend to disrupt access to the common property or the surrounding area by any persons. Further the resident of a lot must obtain permission of the Body Corporate for the lighting of fires on the common property;
- (e) a resident shall obtain the permission of the Body Corporate for the removal of living or dead trees on the common property;
- (f) a resident shall obtain the permission of the Body Corporate for use of an undesirable chemical on the common property as provided in the list of such chemicals provided by the Body Corporate from time to time;
- (g) a resident shall use his or her best endeavors to preserve now and at all times in the future these principles for use or activity over the common property.

Any act or omission done or omitted to be done in contravention of the principles expressed in this By-law shall constitute a breach of these By-laws.

BY-LAW 2. BREACH OF BY-LAWS

A proprietor or occupier of a lot shall not obstruct the lawful use of common property by any person.

BY-LAW 3. DAMAGE

A proprietor or occupier of a lot shall not:

- (a) damage any lawn, garden, tree, shrub, plant or flower being part of or situated upon common property; or
- (b) except with the consent in writing of the Body Corporate, use for his own purposes as a garden any portion of the common property.

BY-LAW 4. DAMAGE OT COMMON PROPERTY

A proprietor or occupier of a lot shall not mark, paint, drive nails or screws or the like into, or otherwise damage or deface, any structure that forms part of the common property without the consent in writing of the Body Corporate, but this by-law does not prevent a proprietor or person authorised by him from installing:

- (a) any locking or other safety device for protection of his lot against intruders; or
- (b) any fence or other device to prevent entry of animals or insects upon his lot;

provided that the locking or other safety device or, as the case may be, fence or other device is constructed in a workman-like manner, is maintained in a state of good and serviceable repair by the proprietor and does not detract from the general amenity of Kookaburra Park Eco Village.

BY-LAW 5. NOISE & BEHAVIOUR

A resident shall not upon the lot or the common property create any noise and or behaviour likely to interfere with the peaceful enjoyment of other residents or of any person lawfully using common property.

BY-LAW 6. VEHICLES

A resident shall endeavor to avoid parking or standing any motor or other vehicle upon common property except with the consent in writing of the Body Corporate, nor shall any vehicles drive within or on the common property at a speed in excess of 40 kilometres per hour.

Any motor or other vehicle driven upon common property shall comply with the Traffic Act or other statute in that it must be in a roadworthy condition, the driver to be licenced and have the vehicle duly registered.

BY-LAW 7. ERADICATION OF WEEDS & FIRE RISK

A resident shall abide by the Body Corporate policy, which may issue from time to time, regarding the eradication of noxious weeds and minimisation of fire risks.

BY-LAW 8. BEHAVIOUR OF INVITEES & CHILDREN

A resident shall take all reasonable steps to ensure that his or her invitees and or children of the resident or invitee behave in a manner not likely to interfere with the peaceful enjoyment of the resident of another lot or of any person lawfully using common property, nor to cause or contribute to any breach of these by-laws.

BY-LAW 9. DEPOSITING RUBBISH ETC., ON COMMON PROPERTY

No resident shall deposit or throw upon the common property any rubbish, dirt, dust or other material likely to interfere with the peaceful enjoyment of the resident of another lot or of any person lawfully using the common property.

BY LAW 10. STORAGE OF FLAMMABLE LIQUIDS ETC

A resident shall obtain the consent in writing of the Body Corporate to use or store upon his or her lot or upon the common property any flammable chemicals, liquid or gas or other flammable material, other than chemicals, liquids, gases or other material used or intended to be used for domestic purposes or any such chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

BY-LAW 11 GARBAGE DISPOSAL

A resident shall in accordance with any refuse recycling programme as provided by the Body Corporate from time to time maintain within the lot receptacles for garbage.

A proprietor or occupier of a lot shall:

- (a) save where the Body Corporate provides some other means of disposal of garbage, maintain within his lot, or on such part of the common property as may be authorized by the Body Corporate in clean and dry condition and adequately covered, a receptacle for garbage;
- (b) comply with all local authority by-laws and ordinances relating to the disposal of garbage, ensure that the health, hygiene and comfort of the proprietor or occupier of any other lot is not adversely affected by his disposal of garbage.

BY-LAW 12. KEEPING OF ANIMALS

A resident may, with the consent of the Council of the Body Corporate only, keep certain domestic animals or fowl on a lot or the common property.

Subject to the provisions of S.181 of the Body Corporate and Community Management Act 1997, the keeping of cats and dogs is prohibited, and a resident must ensure that the provisions of this by-law are strictly adhered to both by a resident and any invitee to a lot or the common property.

BY-LAW 13. ILLEGAL USE OF LOT PROHIBITED

A resident shall not use his or her lot for any purpose which may be illegal or injurious to other residents or the common property.