

New owners and Renters

Body corp by laws

Una Court Body Corporate (6 Una St, Mt. Stuart, Tas 7000) - Resident Information & By-Laws

Key Information for Occupants

- * Demographics: Mixed age group (young, middle-aged, elderly), includes rentals and owner-occupied units.
- * Quiet Enjoyment: Noise minimum 10 pm - 7 am due to shift-workers.
- * Smoking: Not permitted on balconies, or walkways.

* Power: Main switchboard/meters in Unit 6 garage. Contact Unit 6 (Pat) for access/tripped RCDs. Repeated trips require professional help.

* Water: Isolation valves in bathroom basins. Unit 9 hot water valve in its garage. Main building isolator on lower walkway.

* Waste: General waste weekly (Thurs), recycling bi-weekly. Shared green waste bin on off-recycling weeks.

* Parking: No visitor parking for 6 Una Street

* Driveways: Lower driveway for 6 Una St occupants only. Upper driveway shared with 4 Una St. No parking in driveways (short-term loading/unloading only). Exercise extreme caution on steep section, crawl speeds required.

Model By-Laws & Additional Considerations

* Lot Maintenance: Owners must maintain their lot, get written body corporate permission for exterior changes/new construction.

* Access: Body corporate has reasonable access for common property maintenance (with notice, or without in emergencies).

* Common Property Use: Occupiers/invitees must not interfere with others' enjoyment.

* Ownership Change: Owners must notify body corporate in writing.

* Animals: No animals without written body corporate approval, except guide-dogs.

* Body Corporate Duties: Manage common property, maintain gardens/service infrastructure.

* Parking: Only allocated lot's owner/occupier/invitee may park in designated spaces.

Additional Requests:

* Noisy mechanical appliances avoided 10 pm - 7 am.

* Park in driveways short-term only.

* Advise committee/leave forwarding address if absent long-term.

* Sub-leasing/business operation from units/common areas prohibited without permission.

Elenora Delpio.... Body Corp Chair