

SPECIAL BY-LAW 6 – DAMAGE TO COMMON PROPERTY DURING WORKS — BOND

1. The owner of a lot must reimburse the Owners Corporation any reasonable expense incurred by it in rectifying damage to the common property occurring as a result of or in the course of:
 - a) Building works undertaken by the owner (or an occupier of the lot, or his agent, employee or contractor), or the passage of building materials, tradesmen, tools and debris through the common property for the purposes of or as a result of those works;
 - b) The carriage of furniture or other objects through the common property in the course of the vacating or the taking of occupancy of his lot by any person.
2. The owner of a lot must not:
 - a) Undertake, or allow the undertaking of, any building works, or the passage through the common property of objects or persons, as referred to in paragraph 1a); or
 - b) Carry or allow the carriage of any furniture or other objects through the common property, as referred to in paragraph 1(b),

without having paid to the Owners Corporation a bond of **\$500.00**, or other amount as may be determined from time to time by the Owners Corporation.
3. The Owners Corporation may apply the bond to its reimbursement for any reasonable expense incurred by it in the circumstances referred to in paragraph 1, and must repay any residue of the bond to the owner.
4. An owner or occupier of a lot must not use or allow the use of the elevator to move furniture or large objects between the hours of 7.00 am and 9.00 am and 5.00 pm and 7.00 pm without having obtained prior approval from the Strata Committee.
5. With the exception of members of the Strata Committee for the purposes of safekeeping, or unless permitted by the Strata Committee, an owner or occupier of a lot who has been provided with a key to the elevator may not retain the key in those hours and must return it to a member of the Strata Committee.
6. An owner or occupier of a lot who has used or allowed the use of the elevator to move large objects or furniture must clean the elevator and adjacent common property areas of any debris or litter on completion of the move.