



Parkwood Villas



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SCHEDULE C	BY- LAWS
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1. DEFINITIONS

1.1. Dictionary

Act

means the Body Corporate and Community Management Act 1997 and the Regulation Module applying to the Scheme.

Body Corporate

means the Body Corporate established upon the registration of the Community Titles Scheme.

By-laws

means these By-laws or any specified part of them.

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Common Property	means the common property referred to in the Community Titles Scheme.
Committee	means the Committee of the Body Corporate appointed pursuant to the Act.
Committee's Representative	means a member of the Committee appointed from time to time for the purposes of representing the Committee.
Community Titles Scheme	means Parkwood Villas Community Titles Scheme 25893.
Lot	means a Lot in the Community Titles Scheme.
Manager	means a person or corporation appointed by the Body Corporate from time to time as resident caretaker to, amongst other things, keep the Common Property in good order.
Owner	has the same meaning as in the Act.
Person	includes a company.
Recreation Areas	includes the swimming pools, amenities, social areas and similar areas and facilities on the Scheme Land.
Scheme Land	means all land contained in the Community Titles Scheme.
Secretary	means the Secretary of the Body Corporate.

1.2. Rules for interpretation

In these By-laws unless the context indicates a contrary intention:

- (a) words denoting any gender include all genders;
- (b) the singular number includes the plural and vice versa;
- (c) a person includes their executors, administrators, successors, substitutes (for example, persons talking by novation) and assignors;
- (d) words importing persons will include all bodies, associations, trusts, partnerships, instrumentalities and entities corporate or unincorporated, and vice versa;
- (e) any obligation on the part of or for the benefit of two or more persons will be deemed to bind or benefit as the case may be, any two or more of them jointly and each of them severally;
- (f) references to any legislation includes any legislation which amends or replaces that legislation;
- (g) headings are included for convenience only and will not affect the interpretation of these By-laws;
- (h) a reference to any thing includes the whole or each part of it; and
- (i) in interpreting these By-laws, no rules of construction will apply to the disadvantage of a party because that party was responsible for the drafting of these By-laws or any part of them.

2. COMMITTEE'S POWER TO EMPLOY AGENTS AND SERVANTS

A Committee may employ for and on behalf of the Body Corporate such agents and servants as it thinks fit in connection with the exercise and performance of the powers, authorities, duties and functions of the Body Corporate.

3. DELEGATION

Subject to any restriction imposed or direction given at a general meeting, the Committee may delegate to one or more of its members such of its powers and duties as it thinks fit and at any time revoke such delegations.

4. ACTS ETC. OF COMMITTEE VALID NOTWITHSTANDING VACANCIES

4.1 Any act or proceeding of a Committee done in good faith is, notwithstanding that at the time when the act or proceeding was done, taken or commenced there was:

- (a) a vacancy in the office of a member of the Committee; or
- (b) a defect in the appointment, or a disqualification of a member;

as valid as if the vacancy, defect or disqualification did not exist and the Committee was fully and properly constituted.

5. ACCESS CARDS AND KEYS

- 5.1 If the Body Corporate restricts access of either an Owner or occupier to any part of the common property, then the Body Corporate may make access available to Owner or occupier at its discretion.
- 5.2 An Owner or Occupier to whom any key or operating system is provided by the Body Corporate shall exercise a high degree of caution and responsibility in making the same available for use by any occupier and shall take reasonable precautions to ensure the key or operating system is returned to the Owner or the Body Corporate upon the Occupier ceasing to be an Occupier.
- 5.3 An Owner or Occupier **shall not** without the prior approval in writing of the Body Corporate duplicate the key or operating system.
- 5.4 An Owner or Occupier shall notify the Body Corporate immediately if the key or operating system is destroyed or lost.

6. CONTRACTORS

An Owner or Occupier **shall not** instruct any contractors or workman employed by the Body Corporate.

7. NOISE

The Owner or Occupier of a Lot **must not** create noise likely to interfere with the peaceful enjoyment of a person lawfully on another Lot or the common property.

8. VEHICLES

- 8.1. The Owner or occupier of a Lot **must not**:
 - (a) park a vehicle, or allow a vehicle to stand, in a regulated parking area; or
 - (b) park a vehicle, or allow a vehicle to stand, on **any part** of the common property (this includes any common property such as lawn, roads, visitor car parking areas); or
 - (c) permit an invitee to park a vehicle, or allow a vehicle to stand, on the common property, other than in a regulated parking area.
- 8.2 In this By-law, a regulated parking area means an area of Scheme Land designated by the Committee as being available for use by invitees of occupiers (for example, visitor car parking bays).
- 8.3 An Owner or occupier **shall not** use (park a car or vehicle) in any regulated parking area, which includes visitor car parking bays. Regulated parking areas (such as visitor car parking bays) are for invitees to the Scheme Land.
- 8.3 An Owner or occupier **shall not**:
 - (a) Use, or permit to be used, any of the parking bays for any vehicles in excess of two (2) tonnes;
 - (b) Allow any articulated trucks on the Scheme Land;
 - (c) Permit any boat, trailer, caravan, campervan or mobile home or anything similar to be parked on the common property;
 - (d) Exceed the speed limit of 10 kilometres per hour;
 - (e) Enter security gate one via the security gate one exit gate;
 - (f) Exit security gate one via the security gate one entry gate; or
 - (g) Park across their driveway or on any common property pathway.
 - (h) Use, or permit to be used, any of the parking bays for long term parking, which is defined as 2 days (ie, a invitee of an Owner or occupier may only use a visitor parking bay for a period of 2 days).

8.4 An Owner or occupier may use the common property car wash bay, subject to the following conditions:

- (a) The car wash bay is only to be used to clean vehicles;
- (b) The car wash bay is only to be used between the hours of 8.00am and 8.00pm;
- (c) No items or rubbish is to be left on common property;
- (d) Heavily soiled 4WDs are not to use the car wash bay;
- (e) The car wash bay is not to be used for any vehicle parking.

8.5 The common property parking bay in front of the pool pump is to be used for invitees to the Manager's office only and shall only be used by the invitee for a maximum period of 30 minutes.

9. OBSTRUCTION

An Owner or Occupier must not obstruct lawful use of common property by any other person.

10. DAMAGE TO LAWNS AND GARDENS

10.1 An Owner or occupier of a Lot shall not:

- (a) damage any lawn, garden, tree, shrub, plant or flower being part of or situated on the common property; or
- (b) ringbark, cut down, loop, remove, poison, injure or wilfully destroy the whole or any part of a tree or shrub being part of or situated on common property; or
- (c) plant any trees, shrubs or flowers or other plant type on or into common property (including the exclusive use court yards).

10.2 An Owner or occupier may make an application to the Body Corporate Committee seeking written approval from the Committee to use part of the common property as a garden. If such an application is approved by the Committee, then a condition of that approval will be that the Owner or occupier must maintain that part of the common property at its own cost.

10.3 Any approval granted by the Committee under sub-section 10.2 must state the period for which it is granted to the Owner or occupier.

10.4 The Body Corporate may cancel the approval granted under sub-section 10.2 by the giving of seven days written notice to the Owner or occupier.

11. DAMAGE TO COMMON PROPERTY AND APPEARANCE OF LOTS

11.1 The Owner or occupier of a Lot must not, without the written approval of the Body Corporate Committee:

- (a) hang washing, bedding or other cloth items/articles from the Lot or common property if the item/article is visible from another Lot or the common property or from outside the Scheme Land; or
- (b) erect any external blinds or curtains from the Lot or common property (particularly if the blind or curtain is visible from another Lot or the common property or from outside the Scheme Land; or
- (c) display a sign, advertisement, placard, banner, pamphlet or similar article/item from the Lot or common property if the item/article is visible from another Lot or the common property or from outside the Scheme Land; or
- (d) mark, paint, drive nails, screws or other objects into, or otherwise damage or deface a structure that forms part of the common property; or
- (e) install or erect any wireless, television or satellite aerials or similar type of devices on the Scheme Land; or
- (f) install, erect or place on the common property any decorations (including Christmas decorations), electrical cords or cords of a similar nature on or over the common property.

- 11.2 An Owner or occupier of a Lot **may** install a locking or safety device to protect the Lot against intruders, or a screen to prevent entry of animals or insects, if the device or screen is soundly built and is consistent with the colour, style and materials of the building. The Owner of a Lot must keep the device installed under in good order and repair.
- 11.3 An Owner or occupier of a Lot **shall not** install any locking or safety device to protect the Lot against intruders, or a screen to prevent entry of animals or insects, if the locking or safety device is to be applied to the gate on the exclusive use court yards. The gates to the exclusive use court yards are common property and consequently, only the Body Corporate may install such a locking or safety device.
- 11.4 All doors and windows to the premises shall be securely fastened on all occasions when the premises are left unoccupied and the Committee reserves the right to enter and fasten same if left insecurely fastened.

12. BEHAVIOUR OF INVITEES

- 12.1 An Owner or Occupier of a Lot shall take all reasonable steps to ensure that their invitees do not behave in a manner likely to interfere with the peaceful enjoyment of the Owner or Occupier of another Lot or of any person lawfully using Common Property.
- 12.2 All Owners and Occupiers must take reasonable steps to ensure that their invitees behave in a proper and orderly manner while on Lot and Common Property.
- 12.3 The invitees of the Owners and Occupiers must minimise any noise made during the course of leaving the Scheme Land, particularly when leaving the Scheme Land after 9.00 pm.
- 12.4 If an invitee of an Owner or Occupier causes damage to common property, then the Body Corporate will recover the cost to make good such damage caused by the invitee from the **Owner** including the reasonable recovery costs incurred by the Body Corporate if it is necessary to start legal proceedings in a court of competent jurisdiction against the Owner.
- 12.5 An Owner or occupier **must not hold** (or permit to be held) any social gathering which interferes with the peace and quite of any other Owner or occupier at any time.

13. NO ALCOHOL

No alcohol is to be consumed by any person on any part of the common property, including Recreational Areas and/or in the front of the Scheme Land (that is, the letter box area).

14. DEPOSITING RUBBISH, ETC ON COMMON PROPERTY

- 14.1 An Owner or occupier of a Lot shall not deposit or throw upon the Common Property any rubbish, dirt, dust or other material likely to interfere with the peaceful enjoyment of the Owner or occupier of another Lot or of any person lawfully using the Common Property.
- 14.2 An Owner or occupier of a Lot shall not deposit, dump or throw upon the Common Property any household furniture and/or white goods.
- 14.3 If the Owner or occupier deposits, dumps or throws upon the Common Property any household furniture and/or white goods, then the Body Corporate may pay of the removal of the dumped household furniture and/or white goods and recover this cost from the Owner and/or occupier of the Lot as a debt.

15. STORAGE OF FLAMMABLE LIQUIDS ETC

An Owner or occupier of a Lot shall not, except with the consent in writing of the Body Corporate, use or store upon his Lot or upon Common Property any flammable chemical, 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 chemicals, liquids, gases or other material in a fuel tank of a motor vehicle or internal combustion engine.

16. GARBAGE DISPOSAL

- 16.1 An Owner or occupier 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 authorised by the Body Corporate, in clean and dry condition and adequately covered, a receptacle for garbage;
 - (b) ensure that all receptacles for garbage do not smell;

- (b) comply with all local authority By-laws and ordinances relating to the disposal of garbage; and
 - (c) ensure that the hygiene, health and comfort of other Owners or occupiers of any other Lot is not adversely affected by his disposal of garbage.
- 16.2 Garbage bins shall be placed only where approved by the Committee and used only for the purposes of which they were provided.
- 16.3 Empty bottles, boxes, used containers and similar items shall be stored tidily within the Lot and, so far as possible, out of sight from the common property.

17. KEEPING OF ANIMALS

- 17.1 For the purpose of this By-law an "approved animal" is a dog, cat, bird or a fish for which an Owner or occupier has received prior approval of a previous Committee.
- 17.2 An animal shall not be kept in any Lot without the prior written consent of the Committee with the following conditions:
- (a) Occupiers will be permitted to keep a pet (dog, cat, bird, fish) under the following conditions:
 - (i) the approved animal must be kept hygienically, with prompt veterinary or other appropriate treatment as necessary, and in a manner where other occupiers are not subject to any significant increased risk of pests or disease;
 - (ii) the approved animal must not roam the common property and must be either carried or placed in a pet cage when being taken to and from the Lot across common property;
 - (iii) no noises, odours, or allergens that are in any way related to the keeping of the animal are readily discernible from the common property or other Lots;
 - (iv) the occupier of the Lot is responsible for the animal in every respect including, but not limited to, any legalities which may arise, injuries to other parties, prompt removal of faeces and repairs to any damage to common property including, but not limited to, sprinkler heads, etc, regardless of whether or not the Owner or occupier had knowledge, notice or forewarning of the likelihood of such action;
 - (v) the occupier of the Lot will reimburse the Body Corporate any reasonable expenses outlaid with regards to the animal;
 - (vi) the approved animal must not cause a nuisance to any other occupiers on the Scheme Land or their invitees;
 - (vii) the approved animal's waste must be deposited in a manner which does not create noxious odours or otherwise contaminate the Scheme Land;
 - (viii) the approved animal must not cause a nuisance to any other occupiers of the Scheme Land or their invitees;
 - (ix) the approved animal must not restrict and/or hinder any maintenance persons or any other person who may need access to the Lot for any legitimate reason.
 - (x) the occupier of a Lot shall not add barriers, boards, wire or anything similar to or under the fence and/or gate or alter the fence panelling in any way in order to keep the approved animal within their Lot.
 - (b) An occupier must include the following criteria in its application to the Committee for approval of the animal:
 - (i) that the animal can be kept in compliance with local council laws and regulations and any other laws or regulations which may apply to the animal;

- (ii) that the animal is of a type which being kept in accordance with the above conditions suits the physical, behavioural and social requirements of the animals;
 - (iii) that the animal is unlikely to cause fear or harm to other occupiers even if the animal escapes from the Lot;
 - (iv) the approved animal must be immunized and treated for worms, fleas, ticks and other parasites in accordance with the recommendations of a qualified veterinary surgeon and proof of treatment must be given to the Committee upon request;
 - (v) that if the approved animal is an animal that must be registered with the local council, a copy of this registration must be provided to the Committee before the approved animal is permitted on Scheme Land;
 - (vi) fish and other aquatic animals must be kept in an aquarium in a Lot;
 - (vii) birds and other caged animals must be kept in a cage on the back patio of a Lot or in the residence of the Lot.
- (c) An occupier must comply with any reasonable request of the Committee regarding pest control or other matters relevant to ensuring the above conditions are not contravened. If any of the above conditions are contravened, then the Committee may revoke the occupier's authority to keep the animal.

18. ILLEGAL USE OF LOT PROHIBITED

An Owner or occupier of a Lot shall not use his Lot for any purpose which may be illegal or injurious to the reputation of the Scheme Land.

19. WINDOWS

Windows shall be kept clean and promptly replaced with fresh glass of the same kind and weight as at present if broken or cracked.

20. TAPS

An Owner and occupier shall see that all water taps in his Lot are promptly turned off after use.

21. WATER CLOSETS ETC

The water closets, conveniences and other water apparatus including waste pipes and drains shall not be used for any purpose other than which they were constructed and no sweepings or rubbish or other unsuitable substances shall be deposited therein. Any costs or expenses resulting from damage or blockage to such water closets, conveniences, water apparatus, waste pipes and drains from misuse or negligence shall be borne by the Owner whether the same is caused by his own actions or those of members of his household or his servants, agents or guests.

22. DEFECTS

An Owner or occupier **shall** give the Committee written and prompt notice of any accident to or defect in the water pipes, gas pipes, electric installations or fixtures which comes to his knowledge and the Committee shall have authority by its agents and servants in the circumstances having regard to the urgency involved to examine or make such repairs or renovations as they may deem necessary for the safety and preservation of the said building as often as may be necessary.

23. INSECTS AND VERMIN

- 23.1 All Owners must keep their Lots clean and take all necessary steps to prevent an infestation by vermin and/or insects.
- 23.2 All Owners must carry out pest inspections at regular intervals to ensure the prevention of an infestation by vermin and/or insects.
- 23.3 Upon one (1) day's notice in writing to the Owner and/or Occupier of a Lot, the Committee and its contractors shall be permitted to inspect the interior of the Lot to ensure there is no evidence of any

infestation by vermin and/or insects in the Lot. If during the course of the inspection the Committee and its contractors become aware or identify evidence of insects and/or vermin within the Lot, then the Committee will authorise its contractors to carry out a treatment or eradication of the insects and/or vermin. The cost of such treatment/eradication shall be charged to and paid for by the Owner.

- 23.4 The Committee shall determine when the Common Property and Lot property requires a pest control treatment to ensure the prevention of an infestation by vermin and/or insects.
- 23.5 Upon making a determination under sub-section 22.4, the Committee shall give seven (7) days notice of its determination to Owners and Occupiers within the Scheme.
- 23.6 Each Lot Owner is responsible for the cost of the pest control treatment or prevention undertaken within the Lot.
- 23.7 If an Owner refuses to pay for the treatment or eradication of pest, insects and/or vermin within the Lot, then the Body Corporate may recover the reasonable cost of carrying out the treatment/eradication from the Owner of the Lot as a debt.

24. INFECTIOUS DISEASE

In the event of any infectious disease which may require notification by virtue of any statute, regulation or ordinance affecting any person in any Lot the Owner of such Lot shall give, or cause to be given, written notice thereof and any information which may be required relative thereto to the Committee and shall pay to the Committee the expenses of disinfecting the building where necessary and replacing any articles or things the destruction of which may be rendered necessary by such disease.

25. FIRE INSURANCE

An Owner shall not bring to, do or keep anything in his Lot which shall increase the rate of fire insurance on the building or any property on the land or which may conflict with the laws and/or regulations relating to fires or any insurance policy upon the building or any property on the land or the regulations or ordinances of any public authority for the time being in force.

26. BREACH OF BY-LAWS

The Committee by majority resolution may impose on an Owner a fine not exceeding one penalty unit per day in respect of any individual breach of these By-laws.

27. AUCTION

Owners **shall not** permit any auction sale to be conducted or take place on the Scheme Land.

28. OWNERS' DUTIES AND OBLIGATIONS

The duties and obligations imposed by these By-laws on an Owner of a Lot shall be observed not only by the Owner but by the Owner's tenants, guests, servants, employees, agents, children, invitees and licensees.

29. RECREATIONAL AREAS

In relation to the use of the Recreational Areas by any Owners and occupiers, the Owners and occupiers shall ensure:

- (a) That the occupier is fully aware there is no lifeguard on duty in the pool area and ensure that all their guests, invitees, etc are also aware of this;
- (b) That children 12 years or under are not in or around these areas unless accompanied by an adult proprietor or occupier exercising effective control over them;
- (c) All guests, invitees, etc do not attend or use the pool or tennis court without an adult proprietor or occupier attending the pool or tennis court with them;
- (d) That the proprietor or occupier of the Lot is responsible for themselves and their invitee in these areas as the Body Corporate takes no responsibility for any injuries etc when using these facilities;
- (e) All residents and their invitees must not behave in any manner that is likely to interfere with the use and enjoyment of the pool by other persons or quiet enjoyment of neighbouring Lots. All residents and invitees shall exercise caution at all times and ensure that no running, pushing, wrestling, ball games, frisbee use or similar is permitted in the pool areas. No disorderly, dangerous or unhygienic conduct is permitted;

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- (f) No glass of any type, other than spectacles or sunglasses, shall be permitted into the pool or tennis court areas;
- (g) No surfboards, canoes or similar items are permitted in the pool. No inflatable items apart from those designed as a personal flotation device are permitted in the pool;
- (h) That all residents and invitees do not bring to or use any electrical appliance in the pool or tennis court areas;
- (i) An Owner or occupier of a Lot shall not without proper authority operate, adjust or interfere with the operation of any equipment associated with the swimming pool or tennis court. This includes but is not limited to adding any chemicals or other substances to the swimming pool or removing the tennis court net;
- (j) That no use is made of the swimming pool, tennis court or surrounding areas between the hours of **9.00pm and 7.00am**;
- (k) That no food or drink is allowed into or be consumed in the swimming pool;
- (l) That no food or drink (other than water) is allowed into or be consumed in the tennis court enclosure;
- (m) That the tennis court is only to be used to play tennis and that non-marking shoes are worn on the tennis court all times. No bicycles, skateboards or similar are allowed in the pool or tennis court areas;
- (n) All bathers must wear proper bathing attire and not clothing apparel in the pool (ie underwear);
- (o) Babies and toddlers who are not toilet trained must wear special swim nappies while in the pool. Regular nappies and swimming without clothing is not permitted;
- (p) Changing of nappies is prohibited in or around the pool or tennis court areas;
- (q) Everyone is to be properly attired at all times whilst in the pool and tennis court areas;
- (r) A proprietor or occupier shall not smoke in the pool or tennis court area and shall ensure that all their guests, invitees, contractors etc do not smoke in the pool or tennis court area.

30. CARETAKING, MANAGEMENT ADMINISTRATION

30.1 The Body Corporate, in addition to the powers and authorities conferred on it by or under the Act or any other By-laws, has the power and authority to appoint and enter into an agreement with the proprietor of Lot 33 to provide for the caretaking, management, administration, control and use and enjoyment of the building and the common property which agreement may provide for:

- (a) A term of 25 years with no option;
- (b) The cleaning, caretaking, security, supervision and service of the common property and any personal property vested in the Body Corporate and for the general repair, maintenance, renewal or replacement of that property;
- (c) The provision of services to proprietors or occupiers including the provision of sales leasing and letting services including without limitation:
 - Advertising and promotion;
 - Offering Lots for sale or lease;
 - Offering Lots for letting as a serviced apartment or otherwise;
 - Entering into agreements with and acting as travel agents, tourist agencies and others;
 - Negotiating with person to occupy or use Lots for reward;
 - Terminating any agreement or arrangement for occupation or use of the Lots;
 - Collecting fees and other moneys payable for occupation and use of the Lots;

- Instituting proceedings for recovery of possession of the Lots or any fees or money payable for occupation or use of the Lots;
 - The hiring of television sets, video players, video cassettes, cots mattresses, beds and bedding linen, cutlery, radiators, fans, prams and strollers, cooking equipment, furniture and the like;
 - Car washing and/or polishing services within the building or on the common property or flat cleaning or room service facilities; and
 - Services ancillary to any of the abovementioned services.
- (d) The supervision of any employees or contractors of the Body Corporate;
- (e) The control and supervision of the common property;
- (f) The arbitration of disputes between the Body Corporate and the Manager;
- (g) The maintenance of all building services;
- (h) The display of signs or notices on the Manager's Lot and common property for the purposes of the offering for sale or for lease or for letting any Lot and of the advertising of the provision of services;
- (i) The rights conferred on the Manager to be exercised exclusively by the Manager and a covenant by the Body Corporate not to permit any other person to provide the management, caretaking, selling, leasing letting and other services referred to in the agreement in or about the common property;
- (j) A covenant whereby the Body Corporate covenants that if any person other than the Manager appointed by the Body Corporate pursuant to the agreement entered, into attempts to use any part of the building or the common property for the purpose of conducting a business of manager/caretaker/letting agent then the Body Corporate will use all reasonable endeavours (so far as it is able) to effect a termination of that unauthorised business; and
- (k) Anything else which the Body Corporate agrees is necessary or desirable having regard to the operational and management requirements of the Body Corporate.
- 30.2 At the expiration of an agreement entered into under this By-law, the Body Corporate may enter into a further agreement under that By-law.
- 30.3 The Body Corporate may not without the written consent of the Manager enter into more than one agreement under this By-law at any one time.
- 30.4 Save as provided in the By-laws, each Lot in the building shall be used for residential purposes only.

31. UNPAID LEVIES

A person shall pay on demand the whole of the Body Corporate's costs and expenses (including solicitor and own client costs) in recovering such levies or moneys duly levied upon that person by the Corporate pursuant to the Act. The Body Corporate's costs and expenses shall be deemed to be a liquidated debt due.

32. EXCLUSIVE USE - COURTYARDS

The Body Corporate has the power to allocate areas of the common property for the exclusive use of Lot Owners or occupiers. The exclusive use areas allocated by the Body Corporate will be identified and recorded in the Community Management Statement. The Body Corporate will be responsible for the maintenance and gardening of the exclusive use courtyard areas, however, the loss of such maintenance and gardening may be passed onto the Owner of the Lot.

33. SECURITY OF SCHEME LAND

Under no circumstances shall the Body Corporate be responsible to any Owner, occupier or invitees to the Scheme Land in the event of a failure of any of the security systems put in place by the Body Corporate. Further, the Body Corporate owes no obligations to Owners, occupiers or invitees to the Scheme Land with regards to any of the security systems put in place by the Body Corporate. Further, Owners, occupiers or invitees are not entitled to make any claim for compensation or damages against the Body Corporate.

