

BROADWAY BODY CORPORATE

SS63/1983

SECTIONAL TITLE SCHEME

RULES OF CONDUCT

1. PREAMBLE

The trustees are elected by the owners at the Annual General Meeting. Their function is to control and manage the complex **on behalf of the owners**. The rules contained in this schedule shall not be added to, amended or repealed, except by special resolution of the members of the Body Corporate in accordance with the Act.

2. INTERPRETATION

In the interpretation of these rules, unless the context otherwise indicates:

- (a) "Act" means the Sectional Titles Act No. 95 of 1986, as amended from time to time and any regulations made in force therewith.
- (b) The words used shall bear the meanings assigned to them in the Act.
- (c) Words importing:
 - (i) The singular number only shall include the plural and the converse shall also apply;
 - (ii) Gender, are interchangeable.
- (d) "Trustee" includes an alternative Trustee.
- (e) "The Buildings" shall mean the building to which these rules apply.
- (f) The headings to the respective rules are provided for convenience of reference only and are not to be taken into account in the interpretation of rules.
- (g) "Owner" shall be deemed to be the legal registered owner of the section.
- (h) Occupier shall include the tenant/occupier from time to time.

3. MOTOR VEHICLES, USE OF DRIVEWAYS AND PARKING AREAS

3.1 Owners shall ensure that they, their occupier, visitors or guests:

- 3.1.1 Observe any road signs on the common property.
- 3.1.2 Observe the speed limit of 20 km/h at all times.

- 3.1.3 Do not drive their vehicles within the common property in any manner which creates a nuisance or is considered by the Trustees not to be in the interest of safety, and
- 3.1.4 Do not allow any unlicensed person to drive any vehicles within the common property.
- 3.2 Hooters shall not be sounded within the common property or at the main gate other than in emergencies.
- 3.3 Vehicles may only be parked in such areas of the common property as is specifically indicated or approved by the Body Corporate for that purpose and in such a way that the flow of traffic and access to and ingress from parking bays is not obstructed. One vehicle may not occupy two parking bays.
- 3.4 Un-roadworthy or damaged vehicles dripping any fluid are not allowed to be parked in the parking bays or on common property other than for short periods and only with prior written approval by the Trustees. Any consequential damage to the road or other surfaces will be for the account of the owner of the section.
- 3.5 Trucks, caravans, trailers, boats or other heavy vehicles in excess of 5 tons may not be parked on the common property without prior written consent from the Trustees.
- 3.6 No person may dismantle or effect major repairs to any vehicle on any parking bay or common property.
- 3.7 No washing of vehicles is allowed on the premises under any circumstances.
- 3.8 An owner or occupier of a section shall ensure that an exclusive use area for parking purposes is not used by him, his visitors or his guests unless that owner or tenant is entitled to use such exclusive use area.
- 3.9 Parking of vehicles upon the common property is subject to the express condition that every vehicle is parked at the vehicle owner's risk and responsibility. No liability shall attach to the Body Corporate, its agents or any of their employees for any loss or damage of whatever nature which the owner, or any person claiming through or under him, may suffer in consequence of his vehicle having been parked on the common property.
- 3.10 Trustees may effect removal of any vehicle parked, standing or abandoned on the common property in contravention of these rules at the risk and expense of the owner of the vehicle.
- 3.11 All vehicles illegally parked will be clamped and a release fee levied.

4. LAUNDRY

- 4.1. Only owners and occupiers may use the laundry machines and laundry facility.
- 4.2. Equipment in the laundry room may only be operated by adults in the manner prescribed by the proprietor.
- 4.3. The laundry room must be kept locked at all times.
- 4.4. Laundry may only be hung on the designated washing lines.
- 4.5. Laundry must be removed from the washing lines once dry in order to accommodate the needs of all occupiers. If left longer than necessary it will be removed.
- 4.6. No laundry may be hung on balconies or any exterior device which will make the laundry visible from the outside of a section.

5. REFUSE DISPOSAL

An owner or occupier of a section shall:

- 5.1. Deposit any refuse in the refuse room in the receptacle provided and on no other parts of the common property.
- 5.2. Ensure that before refuse is placed in such receptacle, it is securely wrapped and all tins or other containers completely drained.

6. NOISE

- 6.1. An owner or occupier shall not cause or commit any disorderly conduct of whatsoever nature upon the section or any part of the common property or do or permit any act, matter or thing in or about the same which shall constitute or cause a nuisance or disturbance or any inconvenience to any other owner or occupier of the buildings or member of the Body Corporate or which is likely to, or in any way tend to affect detrimentally the benefit, enjoyment, rights of occupation or the interest of any other owner or occupant of the buildings or member of the Body Corporate.
- 6.2. The use of radio, television sets, sound equipment, recording equipment and the like or the playing of musical instruments to the extent that others are disturbed is prohibited including singing, partying, shouting and screaming.
- 6.3. No ball games in the parking bays.

7. GARDENING

- 7.1. No plant or flower may be picked from nor any damage caused to the garden areas on the common property and the natural flora and fauna (if applicable) shall not be destroyed, removed or damaged in any way without the prior written consent of the Trustees.
- 7.2. Flowers, shrubs and trees shall not be planted unless with the written consent of the Trustees.

8. SWIMMING POOL

- 8.1. The swimming pool is for use of owners and occupiers of sections as well as their visitors. Owners and occupiers are responsible for the behaviour of children and shall ensure that their number at any one time is not such so as to prejudice the comfort, enjoyment or convenience of other owners or occupiers wishing to make use of the same.
- 8.2. All equipment remains the exclusive property of the Body Corporate. Neither an owner, occupier nor visitor of a section shall be entitled to remove or cause damage to it.
- 8.3. Radios, compact disc players, tape recorders, musical instruments and the like, unless used only with earphones, are not permitted to be played within the pool area.
- 8.4. Rowdy and boisterous behaviour and excessive noise is not permitted. Ball games are not permitted inside the pool area. The Trustees reserve the right to prohibit any owner or occupier or their visitor from utilising the pool facilities should the Trustee be of the opinion that their conduct constitutes a breach of the rules.
- 8.5. No animals shall be permitted in the above areas.
- 8.6. The pool gate shall be kept closed at all times and locked when the pool is not in use.
- 8.7. All regulations stipulated on the signs at the swimming pool and braai area should strictly be adhered to.
- 8.8. Non-swimmers and children under 12 years of age are not allowed in the pool area unless accompanied by a person who is able to accept responsibility for their safety.
- 8.9. No glassware, bottles or liquor shall be permitted in the pool area.
- 8.10. Only conventional swimwear may be worn in the pool area. Swimming or sunbathing in the nude or underwear is not allowed.
- 8.11. The Body Corporate, the Trustees, Managing Agents or any employee of the Body Corporate shall not be liable to any extent whatsoever for the safety of anyone in the pool area.
- 8.12. The swimming pool is for the sole use of owners and tenants. Owner/occupier that want to entertain visitors at the swimming pool have to apply for permission from the Caretaker for a specific number of visitors for a specific day and time. No jumping and splashing or any other activity that leads to water wastage will be allowed. Owners and tenants are responsible for the safety and behaviour of their children and shall ensure that their number and behaviour at any time is not such so as to prejudice the comfort, enjoyment or convenience of other owners or occupiers.

9. BRAAI AREA

- 9.1. Braaiing is only permitted in the designated braai areas.
- 9.2. Braaiing on balconies or under staircases is strictly prohibited.
- 9.3. No damage to lawns or surrounding areas will be tolerated.
- 9.4. Webers and skottel braais may only be used at the braai areas.

10. ANIMALS

- 10.1. No pets or animals of any kind are allowed in the sections or on the common property under any circumstances.
- 10.2. Any pets or animals found on the premises will be removed at the cost of the occupier of the section.
- 10.3. Existing occupiers with animals must apply with the Trustees for written permission to keep the pets on the premises before 30 June 2012. If permission is granted it will automatically expire when the occupier moves or the animal, for whatever reason, is no longer kept on the premises. If no application is received or if it is denied, the animal must immediately be removed or will be removed by the Trustees.
- 10.4. The Trustees reserve the right to revoke the permission given per 1.3 if any animal causes a disturbance or is a nuisance.

11. DOMESTIC EMPLOYEES

The owner or occupier of a section shall:

- 11.1. Be responsible for the activities and conduct of his domestic employees and shall ensure that his domestic employees understand the rules, laws or any local authority by-laws which may affect the scheme.
- 11.2. Ensure that his domestic employees will not be allowed to have guests or visitors on the common property.

12. STAFF / CONTRACTORS

- 12.1. The Trustees of the Body Corporate are specifically authorised to employ or contract cleaners and maintenance staff to keep all portions of the common property in a proper state of cleanliness and repair at the cost of the Body Corporate. Nothing herein or elsewhere contained shall be construed as obliging the Trustees of the Body Corporate to maintain the interior of any section in a proper state of repair or cleanliness. Maintenance and cleaning of the interior of the section is the sole responsibility of each individual sectional owner or occupier. No owner may in any circumstances interfere with the schedule of the times of service of the complex. Complaints concerning this work shall be made in writing to any of the Trustees of the Body Corporate.
- 12.2. No owner or occupier of a section may request personal duties to be performed by any member of staff employed by the Body Corporate or its appointed contractor.

13. EXTERIOR OF BUILDINGS

- 13.1. Subject to Rule 16, alterations, additions or decorations to the exterior of the sections or to any portion of the common property may not be made without the prior written consent of the Trustees and then only upon the terms and conditions contained in such consent.
- 13.2. No aerials or antennae may be attached to the exterior of the buildings without the prior written consent of the Trustees.
- 13.3. Requests for consent in terms of Rules 13.1 and 13.3 shall be made in writing to the Trustees and accompanied by plans and specifications showing the nature, shape, height, material, colour and proposed location of the proposed alteration, addition or decoration.
- 13.4. An owner or occupier of a section shall be obliged to maintain all alterations, additions or decorations made by him to the exterior of the section in a state of good order and repair and take all reasonable steps to keep them in a clean, hygienic, neat and attractive condition.
- 13.5. If an owner or occupier fails to comply with the provisions of Rule 13.4 and such failure persists for a period of 30 days after written notice to repair or maintain given by the Trustees or the Managing Agent, the Body Corporate shall be entitled to remedy the failure in question in such a manner as it deems fit and to recover the cost of so doing from such owner or occupier.
- 13.6. Notwithstanding any approval granted by the Trustees, no alteration, addition or any decoration to the exterior of a section should be undertaken until any permit or approval required from any authority has been obtained. It is the duty and responsibility of the owner or occupiers of the section concerned to obtain any such necessary permit or approval at his own cost.
- 13.7. Should any alteration, addition or decoration obstruct any employee or contractor of the body corporate in performing any work on the common property or common services, the owner or occupier concerned shall be liable for any additional cost incurred by the Body Corporate in the performance of such work.

14. INTERIOR OF SECTIONS

- 14.1. Any structural alterations which serve more than one section and/or common property, including any alterations to plumbing and electrical installations to the interior units may not be carried out without the prior written consent of the Trustees after approval has been obtained by the owner or occupier of the section from concerned authorities.

14.2. Any interior alterations should be carried out at reasonable hours and shall not cause any undue disturbance to the owners or occupiers of neighbouring sections.

14.3. No owner or occupier of a section shall be permitted to interfere with electrical installations and plug points.

14.4. Interior repairs and maintenance of a section of whatever nature is the responsibility of the owner or the occupier of that section and neither the caretaker, if any, nor the Managing Agents, nor any employee of the Body Corporate, is liable or may be requested to attend to such matters.

14.5. An owner shall maintain all taps, valves, water pipes and the like, so as to prevent damage to adjacent sections or common property.

15. APPEARANCE FROM OUTSIDE

15.1. The owner or occupier of a section shall not place or do anything on any part of the common property, including doors, windows, balconies, patios and gardens which, in the discretion of the Body Corporate, is aesthetically displeasing or undesirable when viewed from the outside of the section.

15.2. All security screens/gates or burglar bars fitted after 28 May 2012 are to be uniform epoxy coated white and must be fitted internally. A detailed drawing must be submitted by the owner for approval by the Trustees before any work may be undertaken.

16. ALTERATIONS AND RENOVATIONS

Applicants must appreciate that their proposed building activities may affect others in the building. It is therefore most important that any detrimental impact be kept to an absolute minimum and once commenced, the work must be completed efficiently and expeditiously within the time frame applied for. It is the function of the Trustees to ensure that all applicants/owners act with reasonable and diligent care and with due and proper consideration for the remaining owners and occupants of the building. The following conditions have been compiled to achieve these goals and it is therefore the duty of the Trustees to see that they are adhered to:

16.1. The following broad definitions apply:

16.1.1. **Alterations** shall mean any work involving structural alterations or additions to a section or unit including the removal, creation or modification of a wall or any structural part of the building and shall include any alterations, modifications or decorative work which affects the exterior appearance of a section or unit.

16.1.2. **Renovations** shall mean any internal decoration or refurbishment of the existing exterior of a unit or section including the replacement, removal or creation of internal fittings such as kitchen and other cupboards, sanitary ware, floor coverings, etc.

16.1.3. The Trustees shall be the sole and final judge as to whether work proposed constitutes "Alterations" or "Renovations" as referred to herein.

Notwithstanding any terms and conditions contained in any other section of the rules:

16.2. **Alterations:** The procedure for obtaining approval for alterations is as follows:

16.2.1. An application with a sketch plan of the proposed alterations must be submitted to the Trustees for approval in principle before any work is undertaken.

16.2.2. It is the responsibility of the owner to see that, where applicable, professionally prepared plans (which may not deviate from the sketch plan) are duly approved by the appropriate municipal authority once the Trustees have approved the alterations in principle.

16.2.3. Once approval has been obtained, a copy of the approved plans or sufficient evidence that Council's approval is not required must be submitted to the Trustees.

16.2.4. If the Trustees deem it necessary to seek the professional advice or assistance in order to ensure that the application is acceptable and in order, they shall be entitled to do so at the cost of the applicant.

16.3. **Renovations:** Where only renovations as defined above are intended, an application to this effect must be submitted to the Trustees in writing:

16.3.1. Confirmation that the work may proceed will be conveyed to the applicant by the Trustees or the Managing Agents with whom a date for the commencement of the work will be arranged. The Trustees or the Managing Agents will also supply information as to access by the contractor's workmen and the maintenance of security within the building.

16.3.2. No work may be commenced until approval by the Trustees has been conveyed to the applicant as per 16.3.1 and the deposit mentioned per 16.4 has been paid to the Trustees.

16.4. Deposit payable:

- 16.4.1. A deposit of R1 000.00 in case of alterations and R1 000.00 in the case of renovations will be required to be paid by the applicant to the Trustees for the rectifying any possible damage to the common property or any other costs or charges accruing against the owner arising out of the alterations of renovations. The applicant will remain liable for any shortfall of the deposit to cover the total of such costs and/or damages.
- 16.4.2. The deposit will not accrue any interest.
- 16.4.3. Any balance of the deposit will be repaid to the applicant upon completion of the alterations and/or renovations.
- 16.4.4. The section owner accepts responsibility for and indemnifies other owners and the Body Corporate against any damages to common property or other units caused by him or his contractors.
- 16.4.5. No work may be carried out on Sundays or Public Holidays or outside normal working hours i.e. 08h00 to 17h00.
- 16.4.6. Contractors must clean up and remove all rubble from the common property each afternoon before leaving the site or they will be banned from continuing the project and the owner will be held liable for any costs incurred in performing this duty.
- 16.4.7. The Body Corporate's electricity i.e. communal plugs are not to be used by the contractors **except** with the written permission of the Trustees in which case a charge will be levied for the electricity consumed for the account of the applicant.
- 16.4.8. All doors and windows being installed must conform in appearance as per 15.2 and 15.3 with the rest of the building.
- 16.4.9. It is the responsibility of the owner and applicant to ensure that the contractors and workmen comply with all sections herein contained.

17. LITTERING

An owner or occupier of a section shall not permit or allow any rubbish, including dirt, cigarette butts, food, scraps or any other litter whatsoever, to be placed, thrown, or deposited on the common property or on or in the section of another occupier.

18. ERADICATION OF PESTS

An owner or occupier of a section shall keep his section free of any rodents or pests eg. white ants, borer and/or other wood-destroying insects. The occupier shall permit the Trustees, Managing Agents and their duly authorised agents or employees, to enter his section from time to time for the purpose of inspecting the section and taking such action as shall be reasonably necessary to eradicate any such pests. The cost of the inspection, eradication of any such pests as may be found within the section, and replacement of any woodwork or other material forming such part of such section which may have been damaged by any such pests shall be borne by the owner of the section where such damage is found.

19. STORAGE OF INFLAMMATORY MATERIAL AND OTHER DANGEROUS ACTS

An owner or occupier of a section shall not store any material, or do or permit or allow to be done any other dangerous act in the building or on the common property which will or may increase the rate of the premium payable by the Body Corporate on any insurance policy.

20. LETTING OF UNITS

20.1. The owner of a section shall be obliged to ensure that any tenant/occupier and letting agent of his section or other person granted rights of occupancy by him is obliged to comply with these conduct rules, a copy which shall be handed to such occupier notwithstanding any provision to the contrary contained in any lease or any grant of right of occupancy.

20.2. An owner of a section shall be obliged to notify the Trustees in writing within 14 days of the date of conclusion of a lease of his unit of the full details of the tenant including:

20.2.1. Full name;

20.2.2. Contact telephone number;

20.2.3. Legible copy of identity document;

20.2.4. The number of occupants of the section;

20.2.5. Confirmation by the owner that the tenant has been handed a copy of the rules. Tenants shall abide by the rules of the Body Corporate. Owners will be held responsible for the actions of their tenants.

21. OVERCROWDING

21.1. An owner of a section, whether or not he personally occupies that section, shall at all times ensure that the number of persons who temporarily or permanently reside in that section does not exceed the maximum number allowed for the section, namely:

Number of Bedrooms in Apartment

Bachelor
One
Two

Number of Persons

Two
Two
Four

“Rooms” refers to the bedrooms as stipulated in the original building plans.

“Temporarily” shall mean to be between one and 30 days

“Permanent” shall mean longer than 30 days.

21.2. A person who regularly sleeps in such a section shall be deemed to permanently reside in that section.

22. SUBDIVISION/TIMESHARING

22.1. No owner shall subdivide or partition any unit or section or any part thereof without first obtaining the prior written approval of the Body corporate, which in giving such approval may attach such conditions thereto as they in their discretion shall deem fit.

22.2. No owner shall in any manner whatsoever embark upon a time-sharing scheme, or group ownership scheme or any scheme creating like or comparable use right in respect of any unit or part thereof whether by way of marketing , leasing, selling or in any other form or method of alienation.

23. ACCESS CONTROL PROCEDURE

23.1. Owners and occupiers may gain access through the main gate by way of the remote system.

23.2. No hooting is allowed at main gate.

23.3. Persons travelling by motor vehicle must wait at the opposite side of the road if waiting for an occupant to grant them access to the complex.

23.4. No children may play with or in close proximity to the main gate.

23.5. All guests are the responsibility of the owner or occupier that grants them access through the main gate.

23.6. It is the responsibility of owners to ensure that occupiers and guests have proper access through the main gate.

23.7. Any damage to the gate will be for the account of the offender or owner of the section which he occupies or is visiting.

24. SIGNS AND NOTICES

No owner or occupier of a section shall place any sign, notice, billboard or advertisement of any kind whatsoever on any part of the common property or in any section, so as to be visible from outside the section, without the prior written consent of the Trustees.

25. GENERAL

25.1. All owners, occupiers, guests and domestic employees of sections shall ensure that their respective activities in, and use of, the common property, the section or any part thereof including all services, facilities and amenities available on the common property, shall at all times be conducted and carried out in accordance with the house rules, and of the provisions of the Act.

25.2. Owners or occupiers shall at all times be held liable for their children's behaviour including damage done by them to the common property and gardens and property of other owners, occupiers or their guests.

25.3. The Body Corporate or its agents shall not be liable for any injury or loss or damage of any description which any owner or occupier of a section or any member of his family, his employee or domestic employee or relative, friend, acquaintance, visitor, invitee or guest may sustain, physically or to his or their property directly or indirectly, in or about the common property, its amenities or in the individual sections or for any act done or for any neglect on the part of the Body Corporate or any of the Body Corporate employees, agents or contractors.

25.4. The Body Corporate or its agents' representatives and domestic employees shall not be liable or responsible in any manner whatsoever for the receipt or non-receipt and delivery or non-delivery of goods, postal matter or any other property.

25.5. No business or trade may be conducted on common property or in the sections without the written consent of the Trustees.

25.6. No auctions or jumble sales may be held on the common property or in the sections without the consent of Trustees.

25.7. No firearms or pellet guns may be discharged on the common property.

25.8. No stones or solid objects may be thrown or propelled on the common property.

26. HOUSE RULES

The Trustees are authorised, to institute House Rules for the efficient control of the complex and these House Rules can be added to or amended by the Trustees from time to time.

27. BREACH

In addition to and without prejudice to the rights created in accordance with the provisions of the management rules, in the event:

- 27.1. Of an owner committing any breach of any of the provisions of the management, conduct or house rules made hereunder or of the Act and failing to remedy such breach within seven (7) days of the date of delivery by hand or posting by prepaid registered post of written notice calling upon such owner to remedy the same; or
- 27.2. Of an owner committing or suffering the commission of any repetition of any breach of any of the terms and conditions of the management, conduct or house rules hereunder or of the Act, which breach is of such a nature or occurrence that cannot practicably be remedied subsequent to the giving of a period of notice as aforesaid, at any time after due notice in writing has been given to the owner requiring the owner to desist from and/or not to repeat or suffer the repetition of the breach complained of, then:
- 27.3. The Body Corporate or the Trustees or the Managing Agent if so authorised by the Trustees shall be entitled notwithstanding any indulgence that may have been shown to the defaulting owner, to take such action as may be available to them, either to restrain the defaulting owner from continuing or repeating the unlawful conduct complained of as may be available to the Body Corporate or the Trustees or the Managing Agents as the case may be, all without prejudice to any other rights that may lie against the defaulting owner for the recovery of any damages or loss which the Body Corporate or any other owner in the building may suffer as a result of such breach and/or failure to remedy the same.
- 27.4. In the event of any steps or legal action being taken by the Body Corporate or the Trustees or the Managing Agent for the purpose of enforcing compliance with these rules or any other house rules hereunder or of the Act of procuring a due and proper remedy of such breach, all costs and expenses howsoever incurred by the Body Corporate or the Trustees or the Managing Agent arising therefrom or in connection therewith (including costs on the scale as between Attorney and own client) shall be paid by and shall be recovered from the defaulting owner.
- 27.5. In the event of the Body Corporate instituting any legal action or proceedings against an owner as a result of breach of the management, conduct and/or house rules, or in terms thereof, such owner shall be liable to pay, in addition to party and party costs, all attorney and client fees and disbursements on the scale between attorney and own client, including collection and commission, on a scale as determined by the Law Society from time to time.

27.6. A breach of any of these rules will be an offence, which will result in a penalty as determined by the Trustees from time to time.

28. IMPOSITION OF FINE IN SPECIAL RULE

A fine may be imposed by the Trustees of the Body Corporate for neglect by the owner, occupier or their guests to refrain from conduct which constitutes a nuisance or from obeying the management and conduct rules.

28.1. If the conduct of an owner, occupier of a section or their visitors constitutes a nuisance in the opinion of the Trustees, or if an owner, occupier or visitor contravenes a management or conduct rule, the Trustees may issue the owner or occupier with a written notice which may, in the discretion of the Trustees, be delivered by hand or by registered post. In the notice the particular conduct which constitutes a nuisance must be adequately described or the rule that has allegedly been contravened must be clearly indicated, and the recipient must be warned that if he or she persists in such conduct or contravention, a fine will be imposed on the owner of the section.

28.2. If the owner, occupier or guest nevertheless persists in that conduct or in the contravention of that particular rule, the Trustees may convene a meeting of trustees to discuss the matter and issue a fine, if so decided.

28.3. A written notice by which the alleged offender is informed of the purpose of the meeting and invited to attend, must be sent to the owner **and** occupier at least seven (7) days before the meeting is held. At the meeting the owner and/or occupier must be given the opportunity to present his case, but except in so far as he or she is permitted by the chairperson, he or she may not participate in the voting at the meeting.

28.4. After the owner or occupier has been given the opportunity to present his or her case, the Trustees may, by way of a special resolution (75% of the trustees present at the meeting with a minimum of three trustees), impose a fine of R500 for the first offence and R1 000 for every identical offence thereafter. The limit of the fines will be amended each year by the Trustees of the Body Corporate and notice given to all owners at the Annual General Meeting.

28.5. Any fine imposed in terms of 28.4 may, if it is not paid within 14 days after the offender has been notified of the imposition of the fine, be added to the contribution which an owner is obliged to pay in terms of Section 37(1) of the Act and claimed by the Trustees as part of the monthly levies payable by the owner.

29. PENALTY FOR LATE PAYMENT OF CONTRIBUTIONS

Owners shall be liable for interest on outstanding amounts, including capitalised interest, at the rate determined by the Trustees from time to time, but not exceeding the maximum annual rate permitted by law. Interest calculated at the determined rate is recoverable from the date on which the amount is due and payable to the date of payment, provided that any portion of a month will be regarded as a full calendar month for the purpose of this calculation.

We, the undersigned persons, did received the Conduct Rules for Broadway Body Corporate. Cell to gate no.: 079 779 4455 / 060 402 6027

Unit no. Number of bedrooms:

Tenant 1: Initials, surname & signature Register Cell phone no. Date

Tenant 2: Initials, surname & signature Register Cell phone no. Date

Tenant 3: Initials, surname & signature Register Cell phone no. Date

Tenant 4: Initials, surname & signature Register Cell phone no. Date

Owner 1: Initials, surname & signature Register Cell phone no. Date

Owner 2: Initials, surname & signature Register Cell phone no. Date

Document completed by agent – on behalf of the owner – also complete below:

Agency: **Agent:** Initials, surname

Agent: Contact telephone number Date: