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Virtuoso Body Corporate CTS 52594

Enforcement of By-Laws

Virtuoso operates as a body corporate under a Community Titles Scheme pursuant to the Body Corporate and Community Management Act 1997 (Qld).

A body corporate is a legal entity which is created when land is subdivided and registered under the Land Title Act 1994 to establish a community titles scheme. All of the owners in a community titles scheme are automatically members of the body corporate when they buy their lot.

A Community Titles Scheme (CTS) allows private ownership of an area of land or part of a building, as well as share common property and facilities with other owners and occupiers.

The role of a body corporate in Queensland is to administer common property and body corporate assets for the benefit of all of the owners, and to undertake functions required under body corporate legislation.

The body corporate is given powers under the legislation to carry out its necessary duties.

The body corporate:

- maintains, manages and controls the common property on behalf of owners
- decides the amounts to be paid by the owners to make sure the body corporate can operate
- makes and enforces its own rules, called by-laws, which tell owners and other people who live in the scheme what they can and cannot do
- takes out insurance on behalf of owners, such as public risk insurance over the common property and building insurance
- manages and controls body corporate assets

By-laws are a set of rules that a body corporate makes to control and manage:

- the common property
- body corporate assets
- services and facilities provided by the body corporate
- the use of lots

The By-Laws are set out in the Community Management Statement which is recorded for each CTS.

The Body Corporate Committee is responsible for ensuring that the By-Laws are enforced.

The Virtuoso Body Corporate Committee takes its responsibilities to enforce the By-laws seriously recognising the need to avoid excessive bureaucracy and that the great majority of residents are owner-occupiers.

The Committee also recognises that disputes will occur from time to time, particularly over issues such as excessive or unreasonable noise, the external appearance of the building and the use of visitor parking spaces by residents.

The Committee has approved a process, set out in the following diagram, to assist residents in the resolution of disputes.

It is the hope of the Committee that all residents will appreciate that Virtuoso is a strata-titled multi-apartment building in which we all live in close proximity. We should at all times treat each other with respect and avoid behaviour which impacts adversely on the ability of other residents to the peaceful enjoyment of their homes and the building's common areas and services.

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Every effort should be made to resolve disputes in a calm and neighbourly manner. It is recognised, however, that this may not always be possible and the process, adapted by the Committee from BCCM Practice Direction 6, sets out the steps to be followed.

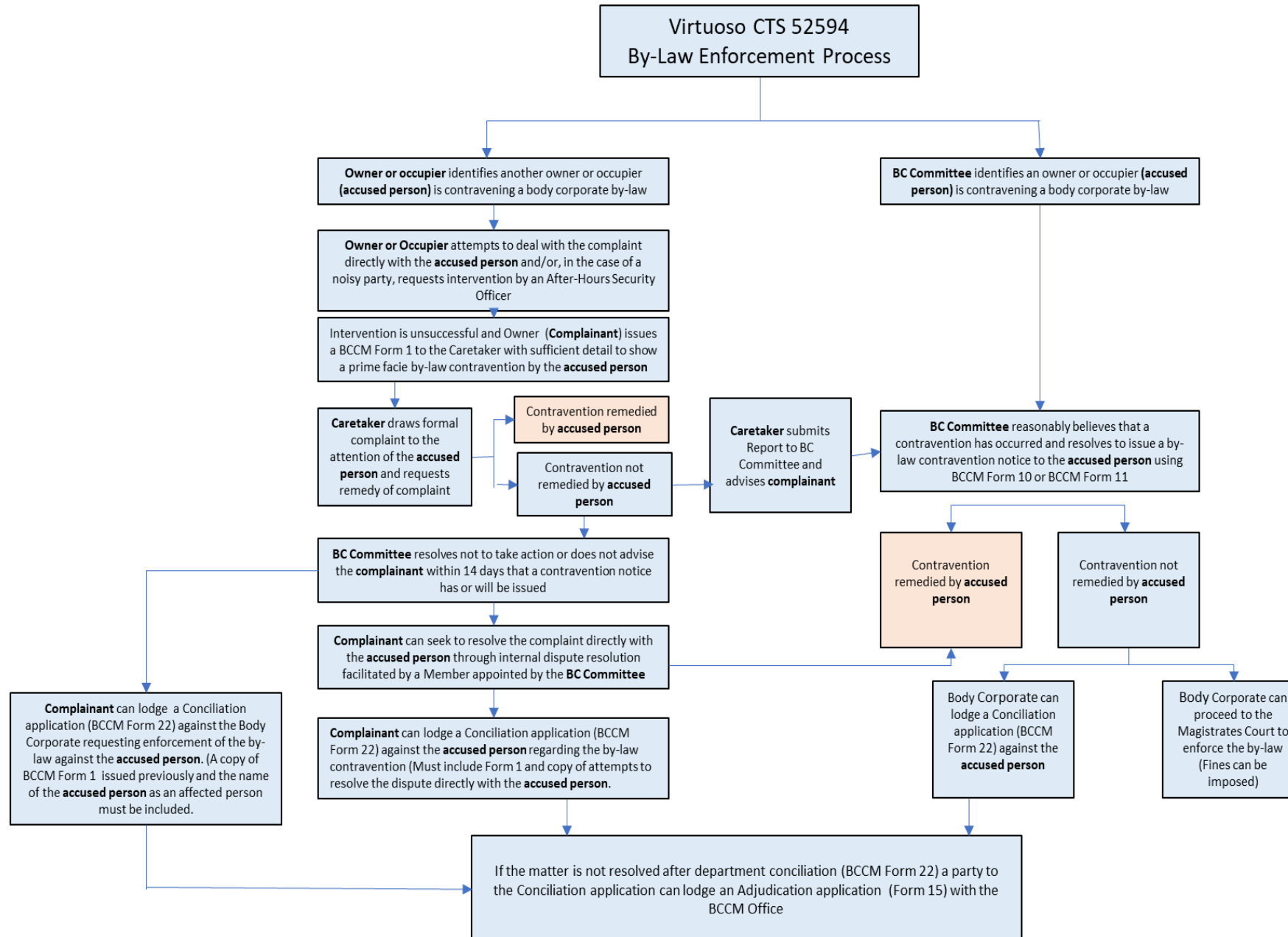
In the case of a noisy party or disturbance occurring after normal business hours or at weekends First Response Security can be called and will send a Security Officer to request that the noise cease. The cost of the call-out will be levied on the Occupier of the Lot.

A noisy party may also be reported by calling the **Queensland Police Assistance Number 13 14 44**. However, such a call will be treated as a non-urgent incident and may not necessarily result in police attendance as police may be attending other serious incidents in the area. As such, Policelink cannot provide an estimated time of arrival for attendance.

If there is an urgent disturbance or the party appears to be getting out of control or anyone is seriously injured or in immediate danger?

Please contact Triple Zero, 000

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Useful Numbers and Links	
After Hours Security Number	
BCCM Practice Direction - Disputes	https://www.publication.s.qld.gov.au/dataset/practice-directions-bccm/resource/633572da-f8bd-462f-b327-75a1ac3f8e59
BCCM Form 1	https://www.publication.s.qld.gov.au/dataset/body-corporate-by-laws/resource/a7a7843d-5c48-4411-bff7-4ed2cd2e5fc9
BCCM Form 10	https://www.publication.s.qld.gov.au/dataset/body-corporate-by-laws/resource/232e957b9e6-4040-8661-5e8bcc26e197
BCCM Form 11	https://www.publication.s.qld.gov.au/dataset/body-corporate-by-laws/resource/56ea046a-3590-4091-92d6-0e7054fcd022
BCCM Form 22	https://www.publication.s.qld.gov.au/dataset/conciliation-application/resource/dbadb908-030f-4cda-a636-4e54aaf79b27
BCCM Form 15	https://www.publication.s.qld.gov.au/dataset/adjudication-application/resource/6e92b912-06e4-4a9b-a719-49a4ca1956f2
Virtuoso BC Email Address	virtuoso-bcc@googlegroups.com