

## GRACE BY MOSAIC CTS 55551 APPLICATION FOR OVER BONNET STORAGE UNIT

Name: \_\_\_\_\_ Lot Number: \_\_\_\_\_  
Address: \_\_\_\_\_ Phone Number: \_\_\_\_\_  
Postcode: \_\_\_\_\_ Email: \_\_\_\_\_

The installation and type of over bonnet storage unit is subject to Body Corporate written approval. The units are to be supplied by either:

**(i) The Box Thing;**

or

**(ii) An alternative similar product that is approved by the Body Corporate** (full name and details of alternative including supplier/installer to be provided as part of the application to the Body Corporate)

Please ensure your application to the Body Corporate includes the following: (please tick if applicable)

- Plan / photograph clearly indicating the proposed location of the over bonnet storage unit in relation to the survey plan boundary lines;
- Confirmation that the improvements will not interfere with any fire services and building services;
- Confirmation any proposed structural works are submitted on a quotation by the proposed suitably qualified licensed and insured tradespeople. A current and original certificate of currency is to be provided prior to commencement of works;
- Product information sheet from the supplier detailing the product the Owner wishes to install as well as detailing the purpose;
- Confirmation that the over bonnet storage unit is owned by the Lot owner and at no stage is the Body Corporate responsible for cleaning or any damage or accidents caused by the installation of the over bonnet storage unit.
- Confirmation that any damaged over bonnet storage unit is to be removed/replaced by the Lot owner within 30 days of being notified by the Body Corporate. The current owner is responsible for patching/repairing any damage when a storage unit is removed. Repairs are to be of a professional standard and bring the building back to the original condition.
- Confirmation from the Owner that they are responsible to abide by the conditions herein and that any improvement be undertaken and installed in keeping with the By-Law and Development Approval Certification; and
- Confirmation that the Owner's vehicle will not transgress the boundary line outside of their exclusive use area.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

**PLEASE NOTE:**

Upon completion of the installation, the lot owner must provide to the Body Corporate formal notification that the installation is complete and all installation and application conditions as requested by the Body Corporate have been met. This information shall be retained on your Body Corporate lot file.

Please forward your application for Over Bonnet Storage Unit installation to:-

**Post:**

Grace by Mosaic  
P.O. Box 175  
Oxenford QLD 4210

**Email:**

customer@cambridgems.com.au

**Fax:**

(07) 5530 9901

**FOR BODY CORPORATE USE ONLY:**

Approval: **Granted / Denied** (please circle one)

Date approval/decline letter sent: \_\_\_\_\_ Sent by: MAIL / EMAIL / FAX (please circle one)

Date: \_\_\_\_\_ Signed on behalf of Committee: \_\_\_\_\_

Print Name: \_\_\_\_\_

## By-Laws

### 10. Structural Alterations or Renovations to a Lot

- (a) An Occupier must not undertake any Works without first obtaining the written consent of the Committee (which must not be unreasonably withheld). In considering granting its approval for the Works, the Committee may request the following:-
- (i) Detailed plans of the proposed Works;
  - (ii) A proposed construction timetable;
  - (iii) Details of the contractors to undertake the proposed Works (trade qualifications, experience and relevant licences); and
  - (iv) An engineer's certificate detailing whether the Works will affect the structural integrity of the Scheme.
- (b) In considering to give its consent to any Works to be undertaken by the Occupier, the Committee:-
- (i) Must act reasonably; and
  - (ii) May impose reasonable conditions to apply to the construction of the Works to reduce nuisance to Occupiers and protect the integrity of the Scheme.
- (c) In addition to any conditions imposed by the Committee under By-law 10(b)(ii), the Owner must ensure that the approved Works are undertaken:-
- (i) At its own risk;
  - (ii) In a proper and workmanlike manner;
  - (iii) In accordance with the plans and specifications approved by the Committee;
  - (iv) In accordance with all requirements; and
  - (v) Without any interference to the Services or damage to the Common Property or neighbouring Lots.
- (d) An Occupier must rectify to the satisfaction of the Committee at the expense of the Occupier any damage caused to the Common Property, Services or another Lot as a result of the Works.

### 14. Improvements to Common Property

- (a) An Occupier must not make any Improvements, unless either:-
- (i) For minor non-permanent Improvements, the Occupier has the prior written consent of the Committee;
  - (ii) For the installation of locking or safety device to protect its Lot against intruders, the Occupier has the prior written consent of the Committee, complies with all relevant fire regulations and the requirements of any government authority and is consistent with the development approval conditions;
  - (iii) For the installation of a screen to prevent entry of animals or insects, the Occupier has the prior written consent of the Committee, the screen is soundly built and is consistent with the colour, style and materials of the building; or
  - (iv) For all other Improvements, the Occupier has obtained consent from the Body Corporate in the form required under the BCCM Act.
- (b) In considering giving consent to an Improvement under By-law 14(a)(iv)-
- (i) The Committee or Body Corporate may obtain advice from consultants, and
  - (ii) The Committee may refuse to give its support at general meetings based on any commercial reasons it considers relevant (including out of pocket expenses of the Body Corporate, structural integrity of the Scheme, ongoing maintenance of Improvements and whether an exclusive use allocation should be requested).
- (c) An Improvement made or sought to be made by an Occupier:-
- (i) Must be maintained and repaired by the Occupier unless the Body Corporate agrees to the contrary by resolution in general meeting; and
  - (ii) Comply with all requirements and generally remain and be maintained generally in accordance with the local and other authority approved documents drawings and approvals.
- (d) The Body Corporate may remove any unauthorised improvement.

### 40. Exclusive Use – Car Space

An Occupier who has the exclusive use of an area or areas identified in Schedule E as Car Space-

- (a) May only use the Car Space for parking-
- (i) A motor vehicle which is in a roadworthy condition;
  - (ii) A trailer (provided however the trailer must not exceed 3.5 metres in length).;
- (b) Must not litter or deposit rubbish in the Car Space;
- (c) Must not store any hazardous substances on the Car Space;
- (d) Must not use the Car Space in any way that may create a nuisance to any other person on Scheme Land; and
- (e) Must not use the Car Space for storage except with the prior written approval of the Body Corporate.