

**PROVISIONS OF SECTION 44 (14) OF THE ACT
DUTY OF OWNERS / OCCUPANTS
DUTIES OF OWNERS**

1. An owner shall -
 - 1.1 permit any person authorised in writing by the Body Corporate, at all reasonable hours on notice (except in case of emergency, when no notice shall be required) to enter his Section or Exclusive Use Area, for the purposes of inspecting it and maintaining, repairing or renewing pipes, wires, cables and ducts existing in the Section or Common Property, or for the purposes of ensuring that the provisions of the Act and the Rules are being observed;
 - 1.2 forthwith carry out all work that may be ordered by any competent public or local authority in respect of his Section, other than such work as may be for the benefit of the Building generally, and pay all charges, expenses and assessments that may be payable in respect of his Section;
 - 1.3 repair and maintain his Section in a state of good repair and, in respect of any Exclusive Use Area, keep it in a clean and neat condition;
 - 1.4 use and enjoy the Common Property in such a manner as not unreasonably to interfere with the use and enjoyment thereof by other owners or other persons lawfully on the premises;
 - 1.5 not use his Section or Exclusive Use Area, or permit it to be used, in such a manner of for such purposes as shall cause a nuisance to any occupier of a Section;
 - 1.6 notify the Body Corporate forthwith of any change or ownership in his Section and on any mortgage or other dealing in connection with this Section; and
 - 1.7 when the purpose for which a Section is intended to be used is shown expressly or by implication on or by a registered sectional plan, not use nor permit such Section to be used for any other purpose, provided that with the written consent of all owners such Section may be used for another purpose.