

KANIMBLA HALL LTD

www.kanimblahall.com.au

ABN 80 000 042 179

BY-LAWS SCHEDULE D - FEES



NOTE – All shareholders have a contract with the Company as part of the purchase of shares and in doing so are bound by the Company’s Memorandum and Articles of Association (including any by-laws struck by the Company). Shareholders are responsible for the conduct of their tenants including any fees they may incur.

It is the shareholder’s responsibility to ensure that they or their leasing agents have checked with the Company to ensure any fees incurred are known prior to refunding any bond payments.

The Company will not enter into any correspondence over the charging of fees as a result of the Company’s requirements not being adhered to. Shareholders are reminded that they are ultimately responsible in the event that their tenants move in or out of the building without due notice, host roof parties outside of the parameters of the By-laws and dump household effects within, and immediately of the front of building.

	Fee description	Fee \$
MOVING IN/OUT	Unit turnover fee from sale of shares and/or change in tenant, charged as part of the share transfer. Also applies for any shareholder/tenant who sublets or engages in short term rental of unit)*	\$500
	Fee where it has been found that a unit has turned over and an interview has not occurred (includes any shareholder/tenant who sublets or engages in short term rental of unit)*	\$350 + \$100 for every week thereafter that the situation is not rectified
	Fee where the movement in or out has not been arranged and booked with the Building Management, and such fee being in addition to the turnover fee.	\$350
	Fee where the number of occupants is in breach of the Company’s By-laws.	\$350 + \$500 for every week that the situation is not rectified thereafter
FIRE	The fire brigade call out fee - shareholders are liable if their unit is found to be the cause of the call out.	Refer to the NSW fire brigade
	Fee where access is unavailable for annual fire inspection after reasonable steps taken to arrange entry	\$150

	Fee description	Fee \$
ROOFTOP	Fee for breach of the Company's By-laws usage of the rooftop Please refer to Roof Top Rules.	\$500 plus any costs incurred
ELEVATORS	Elevators carry a maximum 10 people. Residents overloading the lift and/or causing the lift to stop working may be liable for fees	At cost
RENOVATIONS	Note all renovations require written permission from the Board and must be accompanied by the appropriate bond and fee. See Schedule E - Unit Renovations	As per By-laws Schedule E
	Note: Any bond is forfeited in the event of: damage to common areas (including the lift and entry doors), common area carpet being marked, stained or overly dusty, renovation refuse dumped in the rubbish bins, recycling area or discarded outside the building without arrangement, works have continued following a warning to cease.	
	Fee for commencing works without approval in writing	\$250 per day
REPAIRS/MAINTENANCE	Window pane repairs not attended to after 30 days of written notice by the Company will be repaired by the Company.	\$75 admin fee + at cost fee for repairs
	An administration fee will apply to all damage caused by owners and/or their tenants on common areas that require repair	\$75 admin fee + at cost fee for repairs
	The tenant shall, as soon as practicable, notify the landlord of any damage to the Home Unit. The landlord may be liable to the Company for contributory negligence where such an issue is not reported by a tenant and on-going damage ensues.	\$75 admin fee + at cost fee for repairs
RUBBISH	An administration fee will apply to all rubbish left by owners and/or their tenants on common areas (including furniture and any large household effects dumped at the front of the building or left in the rubbish/recycling area)	\$75 admin fee + at cost fee for repairs (minimum \$75)
SMOKING ON COMMON AREA	Any occupier (or their guest) smoking on the common property will be liable for a fine per event	\$500
BREACH OF BYLAWS	Any occupier (or their guest) who breach the company's bylaws will be liable for a fine.	From \$150 plus any costs incurred (minimum \$75)

* Note that in accordance with the Articles of Association rentals of less than six months are not permitted.

REVISIONS

BOARD REVIEW	DATE
Review approved	17 May 2017
Review approved	28 August 2017