



Puff no more says by-law

REVOLVING DOORS

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BUYING into a unit complex can be an adventure for the uninitiated, particularly if a close look at the by-laws is not undertaken before buying.

Traditionally, body corporates write by-laws which affect the common areas of an apartment block.

But Institute of Strata Title Management president David Ferguson said that now, by-laws were being written which sought to control behaviour within individual lots.

A two-bedroom unit in a popular building at 2 Victor St, Chatswood, which is on the market through Ray White Chatswood agent Robert McElhone, is a case in point.

The building has a by-law stipulating no-smoking in the building.

Long-term secretary of the building's management committee Ern Sandral, said the by-law was bought in for the comfort of residents.

Mr Ferguson said it was an increasingly popular move.

"The smoking ban is not that common at present, but is fast becoming popular with owners corporations tired of complaints from lot owners about smoke from their neighbours drifting into their properties," he said.

He cites the Smoke-free Environment Act 2000 and legislative changes which came into effect in 2007, in which penalties apply to persons or body corporates where smoke caused by smoking penetrates smoke-free areas.

Rather than an isolated case, the

no-smoking by-law was one of a new set of emerging trends in strata titled buildings.

Mr Ferguson said other bylaws becoming more common included the prevention of short-term lettings, generic conditions for renovations, reimbursement of additional costs when unit occupiers delay access for fire certification and clamping of cars in visitor parking spaces.

The secure, two-bedroom unit at the rear of the building has open-plan living which flows out to a huge terrace with leafy easterly outlook, an internal laundry, master bedroom with a built-in wardrobe and a total of 118sq m on title, including a car space and storage.

It is for sale for \$588,000. Details: Ray White Chatswood on 9412 1288.



BUTT OUT: Ray White Chatswood agent Robert McElhone and management committee secretary Ern Sandral outside the smoke-free apartment building at 2-14 Victor St, Chatswood.

Picture: PAUL MELVILLE