

(4) Except in cases where by or under this Act a unanimous resolution is required, no unit owner shall be entitled to vote at any general meeting unless all contributions payable in respect of his unit have been duly paid.

(5) Co-unit owners may vote by proxy jointly appointed by them, and in the absence of a proxy shall not be entitled to vote on a show of hands, except when the unanimous resolution of unit owners is required by this Act; but any co-unit owner may demand a poll. On any poll each co-unit owner shall be entitled to such part of the vote applicable to a unit as is proportionate to his interest in the unit. The joint proxy, if any, on the poll shall have a vote proportionate to the interests in the unit of such of the co-unit owners as do not vote personally or by individual proxy.

Further powers of strata lot corporation

7. The strata lot corporation may—

- (a) purchase, hire or otherwise acquire personal property for use by unit owners in connection with their enjoyment of common property;
- (b) borrow on a short term basis any moneys required by it in the performance of its duties or the exercise of its powers; and
- (c) invest as it may determine any moneys in the fund for administrative expenses.

Duties of a unit owner

8. A unit owner shall—

- (a) permit the strata lot corporation and its agents, at all reasonable times on notice (except in case of emergency when no notice shall be required), to enter his unit for the purpose of inspecting the same and maintaining, repairing or renewing pipes, wires, cables and ducts for the time being existing in the unit and capable of being used in connection with the enjoyment of any other unit or common property, or for the purpose of maintaining, repairing or renewing common property, or for the purpose of ensuring that these by-laws are being observed;
- (b) forthwith carry out all work that may be ordered by any competent public authority in respect of his unit other than such work as may be for the benefit of the building generally and pay all rates, taxes, charges, outgoings and assessments that may be payable in respect of his unit;
- (c) repair and maintain his unit and keep the same in a state of good repair, reasonable wear and tear, damage by fire, hurricane, seawave, force majeure or act of God excepted;
- (d) use and enjoy the common property in such a manner as not unreasonably to interfere with the use and enjoyment thereof by other unit owners or their families, visitors or employees;
- (e) not use his unit or permit the same to be in such manner or for such purpose as shall cause a nuisance or hazard to any occupier of a unit (whether a unit owner or not) or the family of an occupier; and
- (f) notify the strata lot corporation forthwith upon any change of ownership or of any mortgage or other dealing in connection with his unit.

Common seal

9. (1) The strata lot corporation shall have a common seal which shall at no time be used except by authority of the Board previously given and in the presence of the members of the Board or at least two members thereof, who shall sign every instrument to which the seal is affixed.