
31. Powers of the Body Corporate

The Body Corporate may:

- a) Borrow any money necessary to enable it to adequately perform its duties or exercise its powers.
- b) Establish and maintain accounts at a bank and nominate three (3) persons of whom any two (2) may operate the account.
- c) Employ for and on behalf of the Body Corporate such agents and servants as it thinks fit, to assist the Body Corporate in the performance of its duties in connection with the control, management, and administration of the common property, and the exercise and performance of the powers and duties of the Body Corporate.
- d) Recover the expenses incurred by the Body Corporate in taking any action or proceedings against a Owner as a result of the wilful or accidental breach of any of these Rules and/or any by-laws and/or regulations made by the Body Corporate by such Owner or occupier.
- e) The Body Corporate may from time to time, and by a 75% majority resolution of Group members present, amend these rules or make additional rules, regulations and bylaws for the use and enjoyment of common property or any part thereof. The quorum in a meeting to amend the Rules requires Group members present or by proxy who comprise 75% of those entitled to vote.

32. Breach

An owner who fails to comply with any of these Rules or any lawful direction given under them shall be in breach of these Rules. An owner who has breached these Rules ("Defaulting Owner") must take all steps necessary to remedy that breach immediately upon becoming aware of such breach. Where the Body Corporate notifies the Defaulting Owner that the Body Corporate requires the breach to be rectified ("Default Notice") and the Defaulting Owner fails to rectify such breach with a reasonable period of time and in any event by no later than seven days after the issue of the Default Notice the Body Corporate shall be entitled to take all steps required to remedy the breach at the cost of the Defaulting Owner such steps to include but are not limited to entering the Defaulting Owner's unit to do such works and remove such items which are the subject of the Default Notice or breach.