

Question: A lot owner in our building has converted their garage into a bedroom and a child is living in it. Although I've reported this to the body corporate, they will not take any action.

A lot owner in our complex has converted their garage into a children's bedroom.

I've reported this to the body corporate about 30 times over the past 3 years. The owner is not concerned and the body corporate just ignores my messages.

This has become quite an issue in our scheme. What can I do about this? Surely it is not right.

Answer: Contact your local council to determine whether approval is required

I assume that the garage is located within the lot. Accordingly, you can:

- review the scheme's by-laws to determine whether any by-laws are being contravened; and
- if this is a contravention of the Scheme's by-laws, you can complete a '**BCCM form 1 – notice to body corporate of contravention to the body corporate**' and send it to the body corporate.

Additionally, you can contact your local council to determine whether approval is required for the occupation of the garage and whether the required approval has been obtained (if any). If the required approval has not been obtained, the council may take steps to address this issue.

Hayley Gath
Mathews Hunt Legal
E: hayley.gath@mathewshuntlegal.com.au
P: 07 5555 8000

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