



**January 31, 2015.**

**Beranghi Co-operative By-laws.**

Beranghi Co-operative Rules 10A states.

a) The board shall have the power to make by-laws not inconsistent with the Act, the Regulations and the rules relating to any of the following:

i) the conduct of members residing on or visiting, property owned, leased or managed by the Co-operative;

ii) the internal operations and administrations of the Co-operative

iii) the payment and collection of residential levies and fees

iv) the procedures for the determination of residential disputes between members and between members and the co-operative

v) the procedures for the determination of disputes concerning rights relating to licences granted by the co-operative for occupancy by a member on the Co-operative's land or land managed or leased by the Co-operative;

vi) such other matters as the board may deem necessary for the management and day-to-day running of the co-operative

**1. General.**

a) All residential members are to be familiar with, and observe, the aims, objectives and obligations on members outlined in the Beranghi Land Management Plan, Beranghi Co-operative Rules and related documents.

These documents may be accessed in communal areas where they should be kept for such purposes.

b) All members are to familiarise friends, guests and other persons they bring onto the property with these aims, objectives and obligations.

**2. Solid Waste.**

a) Individuals are responsible for all solid waste on the property generated by themselves, and introduced by themselves, be it in their personal living area or communal areas.

b) Recyclable materials (glass, aluminium, plastic, bulk paper) are to be sorted into four lidded, clearly-marked 44-gallon drums, provided in communal areas, and known as "communal recycling centres".

c) The work component of members' levies can be paid by removing rubbish collected in communal recycling areas to the local recycling centres by the Co-operative owned trailer.

- d) Derelict or abandoned and unregistered vehicles may not be left on the property. Breach of the by-law will result in removal of the vehicle by the Cooperative upon discretion of the board, at the owner's expense
- e) Inorganic pollutants, fertilisers, and pesticides are not permitted on the property.
- f) Flammable and hazardous materials must be approved by a board or general meeting and stored correctly in areas designated for such purposes.

### **3. Compostable Waste.**

- a) All solid human waste is to be managed on-site by approved composting toilet systems that are to be installed at the time of building approval of individual and communal dwellings,
- b) Organic material (food scraps, paper, fabric) is to be composted in group approved composting systems established in designated areas.
- c) Compost is not to be accessible to scavenging animals.
- d) Plant materials are to be composted in a manner that prevents weed spread.

### **4. Water collection, quality and monitoring.**

- a) All household effluent is to be treated via approved greywater treatment systems.
- b) Members must regularly monitor greywater treatment systems by visually checking. Signs of failure include visible wet patches and ponding smell, blocked pipes etc.
- c) Domestic water quality and catchment are the responsibility of individual members. Members are obliged to participate in water monitoring strategies outlined in the Co-operative Management Plan.

### **4. Roads.**

- a) Speed limit on all internal roads is 20kmlhr unless signposted otherwise.
- b) Cars give way to humans and animals.
- c) Members are encouraged to walk, cycle and to use other forms of alternative transport as far as possible.

### **5. Bushfire prevention and bushfire control**

- a) All members must be familiar with fire prevention and control strategies outlined in the Management Plan.
- b) All members must be familiar with evacuation procedures, emergency assembly areas, first-aid information, as posted in communal areas.
- c) All members must maintain Asset protection zones, guttering and rooflines and water supplies for effective prevention and defence in bushfire.
- d) All members must be proficient with fire-fighting equipment used in the fighting of a bushfire.

### **5. Flora and Fauna.**

- a) Members are at all times to protect and enhance native flora and fauna on the property and to prevent undue destruction of native flora and fauna.
- b) Members are not to feed native animals directly, nor indirectly as a result of home activities.

c) All residential members are to participate in an ongoing flora and fauna monitoring program, as outlined by the Co-operative Management plan and officiated by the Co-operative flora and fauna management committee.

d) Members are to be familiar with invasive weed species and at all times prevent introduction and spread of weed species on the land in a manner consistent with the Co-operative by-laws and overseen by the Co-operative flora and fauna management committee.

e) Dogs and cats are not allowed on the property.

f) Other domestic pets (goldfish, birds etc) are not to be released onto Co-operative lands or waterways.

g) Genetically-modified seeds, plants and plant material are not permitted on the property.

h) Members are to preserve and maintain the water quality of all communal and domestic water bodies on the property.

## **6. Site Agreement and dwelling construction**

a) All members, wishing to lease, manage or live on the property or parts of the property must enter into a Site Agreement with the Co-operative, the terms of which must be agreeable to all parties. The Site Agreement may or may not be accompanied by a fee.

b) Individual dwellings and individual dwelling sites must comply with local building codes, and may be subject to additional restrictions or obligations by the Co-operative.

c) All members are to take into account the aims and objectives of the Cooperative Management Plan in the siting, design and construction of individual dwellings. This includes bushfire prevention strategies, energy use reduction and output-maximisation, solar aspect, cost-reduction" social issues and protection of flora and fauna.

d) Upon cessation of membership all obligation for divestment of investment on any site remains the personal responsibility of the site holder.

e) The sale of any remaining material investment on any site by an outgoing member may only be to a current or an approved incoming member.

6 f) If any member considers allowing non-member/s to occupy their site they must first obtain written agreement from 5 executive members of Co-op.

g) Any agreement made between Co-op members re 'site occupation' must be subject to Co-op Rules and monthly review.

## **7. Social Issues.**

- a) All members are encouraged to be active and enthusiastic members of the Cooperative.
- b) Firearms are not permitted on the property.
- c) Violence, intimidation and other anti-community behaviour committed by any persons on the property is not allowed. Disputes are to be mediated in a peaceful impartial manner by conciliatory members. If unresolved, disputes are to be brought before the Co-operative disputes committee, or similar body created by the Co-operative.
- d) Everyday noise levels (both amplified and acoustic) are to be of a satisfactory level for all members to enjoy the peaceful and rural character of the land.