

General Notice

EFT By-laws are implemented to maintain harmony and a reasonable living environment for every Owner and Occupier. They ensure that the behavior of all Owners, Occupiers and their Invitees is of an acceptable standard for the wellbeing of other Owners and Occupiers in the Emirates Financial Towers. All Owners and Occupiers must be familiar with and abide by the EFT By-laws at all times and must ensure that their Invitees abide by the EFT By-laws.

Permitted Use

An Owner must ensure that its Lot is used strictly for its permitted use as specified in the Statement.

An Owner must not use its Lot or the EFT Principal Common Property for any illegal or immoral act nor for any use that may harm the reputation of Emirates Financial Towers or any other Owner.

An Owner must fully comply with all prevailing Applicable Laws in respect to its use and occupation of its Lot, the EFT Principal Common Property and Emirates Financial Towers.

An Owner must not conduct in or upon any part of Emirates Financial Towers including the Lot, any auction, clearance or liquidation sale without the prior written consent of the EFT Body Corporate and without procuring the necessary permit from any Relevant Authority.

An Owner must not allow the number of people in the Lot at any time to exceed the number of people that the Lot is designed to occupy

Insurance

An Owner must obtain and maintain insurance in respect of its Lot and contents for such amounts, on such terms and with such an insurer as is reasonably acceptable to the EFT Body Corporate and shall provide a copy of such insurance policy if and when requested by the EFT Body Corporate from time to time.

General Notice

Obligation to Maintain Lot

- An Owner must maintain, repair and keep the whole of its Lot in good and substantial repair, working order and condition in accordance with the Constitution (including all doors, windows, machinery, plant, equipment, fixtures and fittings which may be installed in the Lot) to a standard equivalent to or greater than the standard of the EFT Principal Common Property at all times.

- An Owner must, without affecting the generality of above, at the Owner's expense
 - A. cause its Lot (including all interior glass) to be cleaned in a proper and workmanlike manner and to be kept clean and free from dirt and rubbish

 - B. keep clean and maintain in good order, repair and condition all fittings, plant, furnishings and equipment in its Lot and in particular shall have a maintenance contract for the quarterly service of the air conditioning Lots with a Supplier approved by the EFT Body Corporate, either collectively with the EFT Body Corporate or separately (in which case a copy of the contract must be submitted to the EFT Body Corporate);

 - C. immediately repair all broken glass (excluding exterior windows which shall be repaired by the EFT Body Corporate) with glass of the same or similar quality and all damaged or broken lighting, electrical equipment (including light globes and fluorescent tubes) and plumbing installed upon the Lot;

 - D. not use the lavatories, sinks, drainage and other plumbing facilities in its Lot or the EFT Principal Common Property for any purpose other than those for which they were intended and not deposit or permit to be deposited in such facilities any sweepings, rubbish or other matter. Any damage caused to such facilities by the misuse of the Owner shall be made good immediately by the Owner upon notification of the same.

- An Owner must not undertake any alteration, renovation or other works to its Lot without the prior written consent of the EFT Body Corporate in accordance with the Architectural Code.

General Notice

Behavior of Owners

- An Owner must not create any noise in its Lot or the EFT Principal Common Property likely interfere with the peaceful enjoyment of other Owners in Emirates Financial Towers or any person lawfully using the EFT Principal Common Property or Emirates Financial Towers.
- An Owner must not carry out any nuisance, obnoxious or offensive activities in its Lot or the EFT Principal Common Property, nor shall it do or allow to be done or maintained on any part of Emirates Financial Towers any activity which may be or may become an annoyance or nuisance to other Owners in Emirates Financial Towers or any person lawfully using the EFT Principal Common Property or Emirates Financial Towers.
- An Owner when on the EFT Principal Common Property must be adequately clothed and must not use language or behave in a manner likely to cause offence or embarrassment to the other Owners in Emirates Financial Towers or any person lawfully using the EFT Principal Common Property or Emirates Financial Towers.
- An Owner must not behave in a manner likely to interfere with the peaceful enjoyment of any other Occupier in Emirates Financial Towers or any person lawfully using the EFT Principal Common Property or Emirates Financial Towers.

Appearance of Lot

An Owner must not, without the prior written consent of the EFT Body Corporate, maintain within its Lot or on any Terrace Area any item or furnishing that is visible from the EFT Principal Common Property or outside Emirates Financial Towers that, when viewed from the EFT Principal Common Property or outside Emirates Financial Towers, is not in keeping with the rest of Emirates Financial Towers.

General Notice

Floor Coverings

- An Owner of a Lot must ensure that all floor space within the lot is covered or otherwise treated to an extent sufficient to prevent the transmission from the floor space of noise likely to disturb the peaceful enjoyment of the Owner or Occupier of another Lot.
- An Owner must obtain the prior written consent of the EFT Body Corporate prior to altering or replacing the floor coverings or surfaces of its Lot unless such replacement is equivalent to the existing floor coverings or surfaces in the Lot.

Security

An Owner of a Lot must ensure that all floor space within the lot is covered or otherwise treated to an extent sufficient to prevent the transmission from the floor space of noise likely to disturb the peaceful enjoyment of the Owner or Occupier of another Lot.

No Smoking

- Smoking is not permitted in Emirates Financial Towers (including the EFT Principal Common Property) except in such areas designated as 'Smoking' areas, if any, as determined by the EFT Body Corporate or any Relevant Authority from time to time.
- The EFT Body Corporate shall be permitted to change the smoking policy within Emirates Financial Towers from time to time in response to changes in the Applicable Law or market practices.

Preservation of Fire Safety

An Owner must not do anything in its Lot, the EFT Principal Common Property or Emirates Financial Towers that is likely to affect the operation of fire safety devices in Emirates Financial Towers or to reduce the level of fire safety in the Lots, the EFT Principal Common Property or Emirates Financial Towers

General Notice

Prevention of Hazards

- An Owner must not do anything in its Lot, the EFT Principal Common Property or Emirates Financial Towers that is likely to create a hazard or danger to any other Owner or any person lawfully using the EFT Principal Common Property or Emirates Financial Towers.
- An Owner must not without the prior written consent of the EFT Body Corporate, use or store in the Lot or on the EFT Principal Common Property any inflammable chemical, liquid or gas or other inflammable material.
- By-laws 1.12(a) and 1.12(b) do not apply to chemicals, liquids, gases or other material used or intended to be used for domestic purposes, or any chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.
- An Owner must not leave glass containers in the EFT Principal Common Property.
- An Owner must not leave any cooking appliance unattended when in use and must only use cooking appliances in the designated kitchen areas.
- No barbecues or cooking equipment of any nature is allowed to be used on the Balconies or Terrace Areas.
- An Owner must not throw any items of any nature whatsoever from the windows, Balconies or Terrace Areas of Emirates Financial Towers.

Cyclists

- Owners are not permitted to ride bicycles within the Plot boundary and all bicycles must be dismantled before entering the Plot. Any person not abiding by this By-law does so at their own risk.
- Bicycles are not permitted in Emirates Financial Towers' entrance lobby, corridors, lifts or fire evacuation stair wells.

Reference

Principal Strata Management Statement (2013) Schedule 6 EFT By-Laws (pp. 60-63).