

BBQs, Pools, Gyms, Summer! Get your By-laws Right!

By-laws for BBQs, Pools and Gyms

Hot summer weather and the festive season is upon us and what a better time for lot owners and tenants to get fit, have a dip and pull out the barbie on a balmy summers day.

As the weather warms up to higher temperatures, so does the festive cheer. We recommend that reviewing and updating the following by-laws to help ensure that your strata blocks have clear rules and a stress free summer festive season.

BBQs – Fire Safety and Smoke Drift

For safety and smoke drift purposes it is highly recommended that a comprehensive by-law regulating (sometimes prohibiting) the use of BBQs on balconies.

Regulations on the type of BBQs such as

- Smokers
- Open fires
- Storage of LPG bottles, inflammable liquids and other substances and materials

All of these items should be considered as part of your by-laws.

Pools – Don't Ignore the Potential Risks

A communal pool in strata has its benefits, but the risks cannot be ignored that's why it's important to have a clear set of communal rules in the form of a by-law to ensure everyone stays safe.

A by-law with clear communal rules such as:

- 'No running', 'no diving (in shallow water)' and 'no bringing of glass' at the pool are all great ways to help ensure everyone's safety.
- Electricity and water do not mix well, so it's important to minimise the risk of accidents by limiting electrical use around pools.
- And...who can and cannot use the pool.

Gyms – Reduce your Risks

Like pools, gyms in strata complexes have many benefits however come with safety risks and that's why it's critical to have a set of by-law rules to ensure everyone's safety.

- Keeping noise to a minimum
- Hours of gym operation
- Safety rules
- Use and cleaning of equipment and more

Our specialist team of strata lawyers have been developing and reviewing by-laws for over 40 years. So, if you're looking for a by-law or a review, we'd be happy to assist.

Get your by-laws right – speak to the experts!



Adrian Mueller I BCOM LLB FACCAL I Partner

Since 2002 Adrian has specialised almost exclusively in the area of strata law. His knowledge of, and experience in strata law is second to none. He is the youngest person to have been admitted as a Fellow of the ACSL, the peak body for strata lawyers in Australia. [Profile](#) I [Linked](#)

Contact Us

For all strata law advice including by-laws, building defects and levy collections contact our specialist NSW and Sydney strata lawyers [here](#) or call 02 9562 1266, we're happy to assist.