## QUEENSLAND

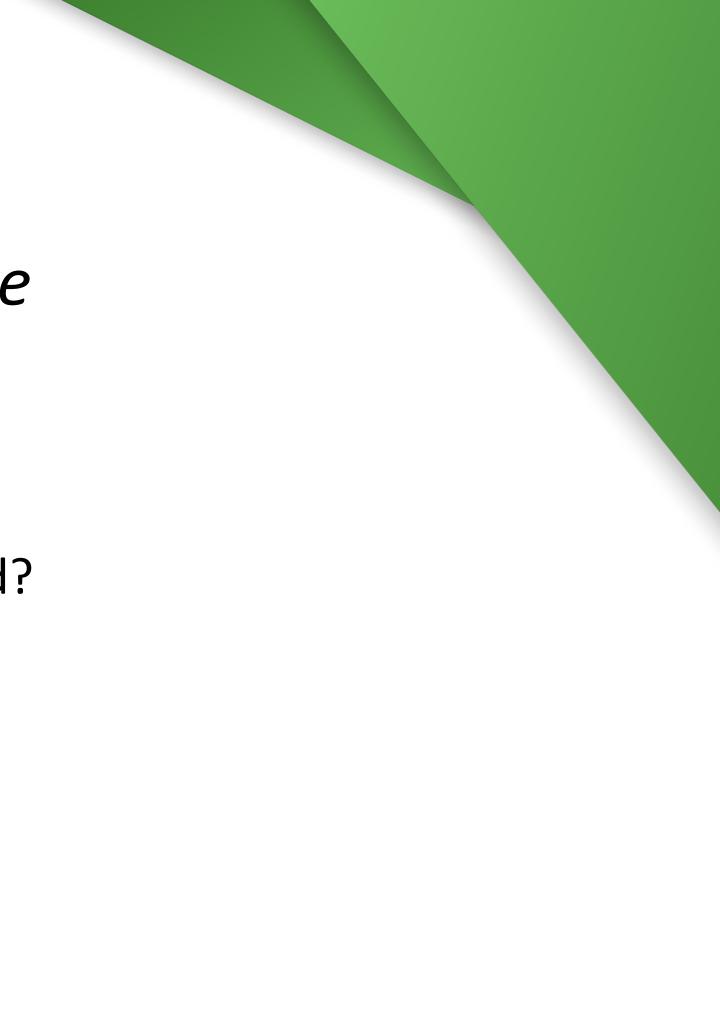
# Deter, or not Deter? Using by-laws as deterrents



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## By-Law Refresher: The Hot Take

- What is a by-law?
- What is a by-law meant to do?
- How do by-laws get made and changed?
- A few by-law myths dispelled
- Relevant legislation



## What is a 'Wrong' By-Law?

- Invalid
- Oppressive or unreasonable
- Conflicts with Section 180 ('limitations')
- Anything which prohibits rather than regulates smoking is an exception
- Only an adjudicator decides a by-law is 'wrong' •
- Technically, by-laws must be enforced even if they look and smell 'wrong' – gets very messy and is that reasonable?

## 'Wrong' By-Laws as Deterrents: Please Explain

- Using a by-law the committee knows is likely invalid as a deterrent ulletto encourage good behaviour and compliance
- **OR** using a by-law the committee knows is likely invalid as a deterrent to target or take punitive action against owner or occupier
- Relies on owner or occupier ignorance, misunderstanding or other • factors
- Anyone heard of Google? •
- Might just be signage about something the committee knows they  $\bullet$ cannot do – i.e., capping visitor parking at 2 hours

## 'Wrong' By-Laws as Deterrents: The Good

- Encourages good outcomes, behaviour and conduct
- Aspirational in nature
- May promote scheme harmony
- Demonstrates strong leadership by the committee ullet
- Could contribute positively to property values

# *Wrong' By-Laws as Deterrents: The Bad*

- Feelings of oppression, division, discrimination
- May encourage disputes, especially when compliance does not occur
- Costly if challenged in Commissioner's Office
- Feeds an unhelpful sense of 'control' in a committee
- Mistrust: if this is happening, what else is happening that is 'wrong'?
- Committee loses credibility making threats they cannot follow through on
- No long-term corporate knowledge

## on mpliance does not occur

## Our Tips

- 1. Don't kid yourself on consequences
- 2. Be clear on objectives
- 3. Should you REALLY be doing this? Is it **reasonable**?
- 4. Use alternatives, such as persuasive communications and third-party facilitation
- 5. Get by-laws properly reviewed

## reasonable?







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