
Topic 13: Power of entry

The body corporate may, under the BCCM Act authorise a person to enter a lot or common property that is the subject of an exclusive use by-law to:

- carry out an inspection and find out whether work the body corporate is authorised or required to do is necessary; or
- perform work the body corporate is authorised or required to carry out.

Power of entry may be exercised at any time in an emergency situation, with or without written notice. In other cases, at a reasonable time after at least 7 days written notice is given to the lot owner or occupier of the lot, if the owner is not the occupier.

A person must not obstruct an authorised person from exercising their power of entry.

(A. s163)