

## Bye Laws No.48

### (a) Examination of flats by Secretary and report about Repairs to Flats

For facilitating discharge of functions mentioned under the bye-law No. 156 by the Committee, every member shall allow the Secretary of the Society, accompanied by any other member of the Committee, to enter upon his flat with prior intimation to the member, to examine its condition for ascertaining the repairs, if any, necessary. The Secretary of the society shall make a report to the Committee, indicating there in the particulars of the repairs to be carried out by the society at its cost and those by the members at their cost.

### Notice to the member about carrying out repairs in his flat by the society at its cost.

On receipt of such report, the committee shall ascertain the cost involved in the repairs, which are required to be carried out by the society at its cost as provided under the bye-law No. 160(a) and cause the notice to be served on the member for such period as the Committee thinks adequate, of its intention to carry out the repairs and there-upon the member concerned shall allow the workmen engaged by the society directly or through its architect, access to his flat for carrying out the repairs. If the member concerned fails to give access to his flat, without reasonable and convincing reasons, the Secretary of the society shall have authority to enter upon the flat and carry out the work under the Supervision of the

member of the Committee duly authorized by it in that behalf or the architect appointed by the society.

- (b) Notice to the member for carrying out repairs to his flat at his cost.

In respect of the repairs to be carried out by the member at his cost, the Committee shall cause the notice to be served on the member, indicating therein, the particulars of repairs necessary at his flat and calling upon him to carry out the repairs to his flat to the satisfaction of the architect approved by the society, if any, at his cost, within such period as the Committee may allow. On his failure to comply with the notice, the Secretary of the Society or the architect appointed by the society shall have authority to enter upon the flat and cause the repairs to be carried out after giving due notice to the member concerned. The amount spent by the Society on such repairs shall be recoverable from the member concerned.

**Note on this Bye-laws :-**