
Strata Scheme Bylaws – Sample Residential Strata Management System

Effective Date: 01/01/2025

1. Use of Common Property

- 1.1. Owners and residents must not obstruct or interfere with common property.
- 1.2. Common property facilities (e.g., gym, pool, gardens) must be used in accordance with posted rules and schedules.
- 1.3. Any damage caused to common property must be reported immediately and may be subject to reimbursement.

2. Noise and Disturbance

- 2.1. Excessive noise, particularly between 10:00 PM and 7:00 AM, is prohibited.
- 2.2. Activities likely to disturb others (e.g., parties, loud music, renovations) must be minimized and residents notified in advance.

3. Garbage Disposal

- 3.1. All garbage must be securely wrapped and placed in the designated bins or disposal areas.
- 3.2. Large items (e.g., furniture, electronics) must not be dumped without prior arrangement with the strata manager.

4. Parking and Vehicles

- 4.1. Residents must only park in their designated lot(s) and must not obstruct access ways or visitor spaces.
- 4.2. Visitor parking is strictly for short-term use and must not be used by residents.
- 4.3. Vehicle repairs and washing are not permitted on common property unless otherwise designated.

5. Pets

- 5.1. Pets are permitted only with prior written approval from the Owners Corporation.
- 5.2. Approved pets must be controlled in common areas and not cause nuisance to other residents.

6. Renovations and Alterations

- 6.1. Owners must seek approval from the Owners Corporation before making structural changes or significant alterations to their lot.

6.2. Noise, waste, and access during renovations must be managed in a manner that minimizes inconvenience to others.

7. Security and Safety

7.1. Residents must not compromise building security by leaving doors open or allowing unauthorized persons access.

7.2. Fire exits must remain clear and accessible at all times.

8. General Conduct

8.1. Residents must treat each other with respect and avoid abusive or aggressive behavior.

8.2. Any disputes should be referred to the Strata Committee or strata manager for mediation.

9. Compliance and Enforcement

9.1. Breaches of these bylaws may result in warnings, fines, or further action under the Strata Schemes Management Act.

9.2. The Owners Corporation reserves the right to amend these bylaws following a special resolution.
