



# REINSW STRATA MODEL BY-LAWS SURVEY

REAL ESTATE INSTITUTE  
OF NEW SOUTH WALES

Survey for Strata Plan No. \_\_\_\_\_

Address (Common Property) \_\_\_\_\_

Postcode \_\_\_\_\_

Lot Owner \_\_\_\_\_

Lot Number \_\_\_\_\_

Strata Manager \_\_\_\_\_

Contact number \_\_\_\_\_ Email \_\_\_\_\_

Matters for consideration		Legislative Source	Yes	No	Maybe
1.	Parking on common property should be more heavily regulated	By-law 1			
2.	Local council parking rangers should patrol the car park (if any)	Section 112 Section 650A of the <i>Local Government Act</i> 1993			
3.	The owners corporation should be able to consent to an owner /occupier damaging lawns and plants on common property or using common property as a garden for their own use	By-law 3			
4.	Obstruction of the lawful use of common property should not be permitted except on a temporary and non-recurring basis	By-law 4			
5.	By-laws should be more "pet-friendly" (e.g. owner /occupier must give the owners corporation written notice that the pet is kept on the lot, written approval of the owners corporation is not required)	By-law 5			
6.	Pets should not be allowed without the written approval of the owners corporation (approval cannot be unreasonably withheld)	By-law 5			
7.	Proof should be provided regarding assistance animals (if requested)	Section 139(6)			
8.	The behaviour and noise requirements of invitees should be the same as those for owners and occupiers	By-laws 6 and 7			
9.	There should be stricter rules about where children can play and when they must be supervised	By-law 8			
10.	Smoking on common property should be prohibited	By-law 9			
11.	There should be rules to prevent smoke penetration from one lot to another lot or to the common property	By-law 9			
12.	There should be By-laws to deal with preservation of fire safety – owner /occupier /invitee must not do anything that is likely to affect the operation of fire safety devices or reduce the level of fire safety	By-law 10			
13.	It should be permitted to hang washing on the balcony as long as it is not hung over the railings or for an unreasonable period of time	By-law 14			
14.	There should be more clarity around proper disposal of waste within the scheme, including disposal of waste down toilets and plumbing systems	By-laws 15 and 16			
15.	Changes of use or occupation should be notified to the owners corporation (including changes which may affect insurance premiums or permit holiday or short-term letting, e.g. Airbnb)	By-law 17			
16.	It should be made clear that a lot must not be used for an illegal purpose	By-law 18			
17.	A common property memorandum should be adopted to specify when the owners corporation is responsible for maintenance, repair or replacement of common property	Section 107			



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18.	The new legislation is sufficient regarding the list of repairs and works which require approval (or do not require approval) and we do not need to specify additional repairs to fit into these categories by way of a By-law?	Section 109			
19.	There should be specific By-laws to deal with over-crowding so the new harsher penalties for a breach can be triggered	Section 137			
20.	The new legislation is silent on some of the old model By-laws. Should the following old model By-laws remain adopted: <ul style="list-style-type: none"> <li>By-law in relation to moving furniture and other objects on or through common property;</li> <li>By-law in relation to notice-boards;</li> <li>By-law in relation to floor coverings; and</li> <li>By-law in relation to provision of amenities or services.</li> </ul>	Schedule 1 to the <i>Strata Schemes Management Act 1996</i> (NSW) (repealed) and Schedule 3 to the <i>Strata Schemes Management Regulation 2010</i> (NSW) (repealed)			
21.	There are existing By-laws that are harsh, unconscionable or oppressive. If yes, please specify which By-laws:	Section 139(1)			
22.	Is there anything else or particular to the strata scheme which requires a new registered By-law? If yes, please provide details:				
23.	Other comments on the By-laws (if any):				

Signature of the Secretary (or nominated representative) of the Owners Corporation or Strata Managing Agent.

Date: \_\_\_\_\_

Name of the Secretary (or nominated representative) of the Owners Corporation or Strata Managing Agent.