



Condo By-Laws: What Owners and Tenants Must Check

Description

Condo residents are bound by prescribed by-laws and valid by-laws made by the management corporation. A notice labelled “house rule” should still be traced to its legal or meeting basis before anyone assumes it has the same status as a by-law.

This guide is written for a condo owner or tenant facing a rule about pets, parking, noise, renovations or facilities. It resolves a specific job: identify which rule applies, how it was made and the proportionate route for clarification or challenge. Start with the branch that matches the facts, then keep the supporting record until the transaction, visit, filing or safety task is complete.

Choose the branch before acting

Your situation	Next move
The rule appears in the prescribed by-laws	Read the exact clause and facts before responding
The MCST says it passed an additional by-law	Ask for the text, resolution date and lodgement record
The document is only described as a house rule	Ask what by-law or resolution authorises it
A valid by-law is disputed or breached	Use the internal meeting route or obtain advice on STB or court remedies

Do not combine branches merely because two labels sound similar. The correct branch depends on the actual person, date, property, product, service or location involved. If one fact is unknown, pause at that row and verify it instead of carrying an assumption into the rest of the task.

Identify the document first

A circular, security instruction, house rule and by-law are not interchangeable labels. The current position is set out by [BCA condo-owner information pack](#).

Save the exact wording, issue date and sender, then ask for the legal or meeting source. Add the relevant date, document, amount, location or responsible person to the same record. That makes the choice reproducible and prevents a broad rule from being applied to the wrong facts.

Read the prescribed baseline

The regulations contain rules on common property, damage, hazards, change of use and facility controls that apply across strata developments. The supporting detail is available from [Building Maintenance \(Strata Management\) Regulations](#).

Match the conduct to the clause rather than relying on a paraphrase from a chat group. Add the relevant date, document, amount, location or responsible person to the same record. That makes the choice reproducible and prevents a broad rule from being applied to the wrong facts.

Check how the MCST rule was made

BCA explains that an MC can make by-laws that do not conflict with prescribed by-laws or other Singapore law.

Request the resolution and current consolidated text so the rule can be checked in context. Add the relevant date, document, amount, location or responsible person to the same record. That makes the choice reproducible and prevents a broad rule from being applied to the wrong facts.

Separate owner and occupier duties

Tenants and other occupiers can be required to comply even though they did not vote at the general meeting.

Owners should place the relevant by-laws with the tenancy pack and document any later change. Add the relevant date, document, amount, location or responsible person to the same record. That makes the choice reproducible and prevents a broad rule from being applied to the wrong facts.

Test proportionality and consistency

A rule should be applied to the conduct it addresses, not used as a shortcut for a different dispute.

Compare similar cases, evidence and the stated purpose before alleging selective enforcement. Add the relevant date, document, amount, location or responsible person to the same record. That makes the choice reproducible and prevents a broad rule from being applied to the wrong facts.

Build a calm internal record

Management, council and residents often hold different parts of the evidence.

Use one timeline with notices, photographs, correspondence and meeting records, avoiding accusations that the documents do not support. Add the relevant date, document, amount, location or responsible person to the same record. That makes the choice reproducible and prevents a broad rule from being applied to the wrong facts.

Escalate the right question

BCA notes that concerns may be raised at a general meeting and that eligible parties may seek enforcement or a resolution through formal channels.

Get case-specific legal advice before filing because jurisdiction, remedy and evidence matter. Add the relevant date, document, amount, location or responsible person to the same record. That makes the choice reproducible and prevents a broad rule from being applied to the wrong facts.

Worked example

If an MCST says bicycles cannot be left at a particular common corridor, the useful file is the exact location, photographs, the cited by-law, any fire-safety issue and prior notices. A generic “house rules apply” reply does not resolve which power or remedy is engaged.

The example is a calculation or planning model, not a promise about an individual outcome. Replace every example input with the live figure, document, route condition or case fact. Keep intermediate workings, because rounding too early or skipping one stage can produce an answer that looks plausible but cannot be checked.

Build one usable decision file

Create a short record with four columns: fact, evidence, effect on the decision and next owner. Put the controlling rule beside the particular fact it governs. A page about the right subject is not enough if it does not contain the number, deadline, eligibility test or operational detail used in the decision.

Save a dated copy or acknowledgement when the task is time-sensitive. If another person needs to continue the work, they should be able to see what was checked, what remains uncertain and which official channel can resolve it. This is especially important where contracts, money, employment, safety or personal data are involved.

Final check

1. Save the exact rule
2. Identify prescribed or MC-made status
3. Request the resolution and current text
4. Check whether it binds owners, occupiers or both
5. Record the conduct and location

6. Seek discussion at the correct meeting
7. Get advice before a formal application

Strata disputes turn on the current statute, registered by-law, resolutions and facts. This is a document-checking guide, not legal advice.

Related LBRD guides

You may also need to [prepare for a condo general meeting vote](#). For the next adjacent task, [check whether the Strata Titles Boards route fits the dispute](#).

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Author

nuraisyah

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