



Flooring/ FAQ

Do I need a by-law to install timber floors?

From 30 November 2016 you no longer need a by-law to install or replace wood or other hard floors but you will need the approval of the owners corporation.

Unless the owners corporation has delegated decision making on this to the strata committee approval will have to come by an ordinary resolution at a general meeting of all owners. The owners corporation can impose reasonable terms on how you go about the work and what sound transmissions standards you have to meet.

Do I have to cover or treat my floors to stop noise transmission?

If there is a noise or flooring bylaw for your strata you do have to make sure that noise doesn't transfer to another's lot likely to interfere with the peaceful enjoyment of that lot. The latest cases on this topic hold that objective evidence must be provided of the noise. This usually includes have the noise levels tested.

How can we help with this issue?

We can provide a form of motion that contains reasonable conditions and standards for the installation of floating and other forms of hard floors.

About BylawsOnline

BylawsOnline provides rules for strata titled owners corporations and communities to live by. We do this in a cost effective and convenient way by providing them online with explanatory notes to aid strata managers, communities and lot owners. Our bylaws are fair to all parties and are written to help strata people live happily.

This document was written by strata lawyer Michael Teys (www.michaelteys.com) and the BylawsOnline service is operated by his law firm , Block Lawyers (www.blocklawyers.com.au)

Stay Connected



@michaelteys



www.michaelteys.com/blog



YouTube: Strata 101



service@bylawsonline.com.au



www.bylawsonline.com.au



0402 852 145