



GREYFRIARS PTY LTD
(ACN - 007 272 931)

GREYFRIARS POLICY STATEMENT - ACOUSTIC PRIVACY

PREAMBLE

The Greyfriars apartment complex was built in the 1950s and is an early example of concrete slab construction. The thickness of the concrete between levels is 150mm compared to the modern standard of 250mm. Timber floating flooring is now a popular choice, but it lacks the acoustic properties of carpet. In consideration of this:

- Australian Building Codes Board of Australia acknowledges the limitations of the previous Building Code given the popularity of hard wooden flooring and installation of sound systems in living rooms
- Noise has particular impact in medium and high-density housing like apartment buildings
 1. Strata Schemes Management Act 1996 by-law 14 states:

“An owner of a lot must ensure that all floor space within is covered or otherwise treated to an extent sufficient to prevent the transmission from the floor space of noise likely to disturb the peaceful enjoyment of the owner or occupier of another lot.”
- Consideration of the above is important for Greyfriars given the concrete floors are not as thick as the current standard
- Building Code is considering increasing Sound Transmission Class (STC) of inner walls from 45 dB to 55 dB
- Impact Insulation Class (IIC) which is used to rate the impact noise insulation of floors defines 55 dB as providing insulation properties of ‘People walking around audible but acceptable’
- For foot traffic there is nothing which provides better acoustic insulation than thick carpeting.

Policy

To reduce the impact of airborne and structural noise:

- Bedrooms must be carpeted and must include acoustic underlay.
- Acoustic underlay should be Silentstep Pyrotek or equivalent.
- Floating floorboards, parquetry and other hard surface flooring may be laid in living rooms, hallways or kitchens but shareholders must ensure the following is carried out:
 - Concrete floor base must be levelled with self-levelling compound
 - Over the levelled floor, a 5mm acoustic composite material must be glued. This must be Regupol Australia Ltd. K225 or its equivalent
 - Flooring (parquetry, floating floorboards, tiles etc) are to be laid over the acoustic composite material.
- Shareholders must provide evidence that the above will be adhered to by submitting the technical specifications of the chosen acoustic underlay, carpet and floorboard products with their application.