

APARTMENT FLOORING & CARPET GUIDE

Beautiful floors & carpets for Apartments

Your apartment. Your building's rules.
The Flooring Centre, with you at every step.

SEVEN CLEAR STEPS / FROM PAPERWORK TO INSTALLATION

50+ years experience.
2 Melbourne Superstores. 1 unwavering standard.

Your new floor, in seven simple steps.

You do not need to become a flooring expert. Start with your building's documents; we'll help you work through the choices and the next steps.

- | | | |
|---|---|----------------|
| 01 | Collect the documents | YOU |
| Ask your OC manager for the renovation rules, flooring requirements and approval process. | | |
| 02 | Send them to The Flooring Centre | YOU + TFC |
| We review what you provide and advise which flooring options may suit your building. | | |
| 03 | Come in and choose | YOU + TFC |
| Visit a showroom to choose from options for your unique apartment and lifestyle. | | |
| 04 | Provide a floor plan | YOU + TFC |
| Our estimating software helps us calculate quantities and prepare pricing. | | |
| 05 | Submit for OC approval | YOU + TFC + OC |
| We can prepare a "subject to approval" invoice and supporting documents for you to submit. | | |
| 06 | Have the area checked | TFC |
| We generally visit to verify measurements and check the area before installation. | | |
| 07 | Coordinate the installation | YOU + MANAGER |
| After TFC offers dates, arrange the work with your building manager, including access and services. | | |

The simple starting point: send us your OC paperwork and the plan you have. We'll tell you what else is needed before you move ahead.

Send us the rules. We'll narrow the choices.

Ask your Owners Corporation manager for the current flooring or renovation pack. Send the full documents to your TFC consultant, rather than trying to interpret the technical requirements yourself.



CHOICES START WITH THE BRIEF

The building's rules

Current renovation rules, application form, permitted flooring and the written approval process.

Acoustic requirements

The required rating or target, accepted evidence and any supporting documentation requested by your building.

Fire and installation requirements

The requested fire evidence, contractor access procedures, working hours and building contacts.

What TFC does next

We check the information you send, advise on suitable options and flag missing evidence or the need for specialist advice.

Both sets of requirements matter. You must meet applicable NCC/BCA requirements and your building's lawful OC rules, which may set a stricter acoustic target. OC approval does not replace a required permit.^{1,2,3}

1. Consumer Affairs Victoria, permitted OC rules. <https://www.consumer.vic.gov.au/housing/owners-corporations/rules/what-can-an-owners-corporation-make-rules-about>

2. Consumer Affairs Victoria, limits on OC rules. <https://www.consumer.vic.gov.au/housing/owners-corporations/rules/enforcing-owners-corporation-rules>

3. Consumer Affairs Victoria, renovating a lot. <https://www.consumer.vic.gov.au/housing/owners-corporations/property-maintenance/maintaining-and-renovating-individual-lots>

Find the floor that feels like home.

VISIT OUR NUNAWADING OR HAWTHORN EAST SHOWROOM

Carpet

Softness and acoustic comfort. Compare fibre, texture and care needs within the suitable systems.

Engineered timber

Natural character. Check the complete acoustic system, installation method and finished floor height.

Laminate, vinyl & hybrid

Different products suit different conditions. Let the shortlist reflect the building, room and installation limits.



Thermal & UV Considerations

PVC-based vinyl, hybrid and SPC: direct solar heat can cause movement or distortion. Confirm suitability, temperature limits, movement allowances and shading for the exact product.¹

Timber: sunlight can change timber and finish colour. Humidity and moisture changes drive movement; intense sun can also dry the floor. Follow the specified indoor conditions and window protection.²

Wool carpet: prolonged sunlight can alter colour, including an initial “first fade” in some wool carpets. Discuss window coverings and colourfastness before selection.³

1. Godfrey Hirst, hybrid care and maintenance. <https://res.cloudinary.com/gh/image/upload/v1/product-sub-types/hybrid-hf/docs/care-and-maintenance/hybrid-floors.pdf>

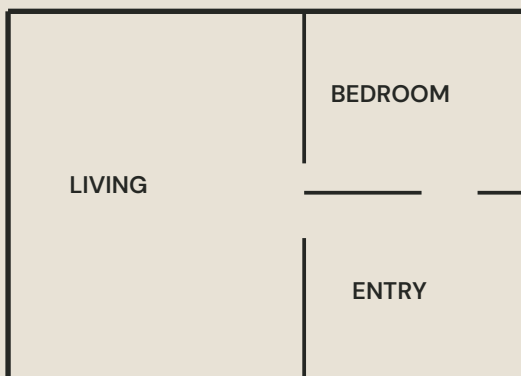
2. ATFA floor-care guidance, hosted by Resene. <https://www.resene.co.nz/archspec/datasheets/ProSelect-tech-info/afta-floor-care-and-maintenance.htm>

3. Signature Floors, carpet care and warranty guide. https://www.signaturefloors.com.au/wp-content/uploads/RESIDENTIAL/pdf/CARPET/Carpet_Care_and_Warranty_Guide_Signature_Floors.pdf

A plan. A price. An approval pack.

Once you have selected a suitable option, send us a floor plan. We use estimating software to help calculate quantities and prepare pricing for the proposed work.

YOUR FLOOR PLAN



ILLUSTRATIVE ONLY / NOT TO SCALE

Mark what is changing

Identify the rooms and areas to be floored. Include dimensions if available and flag stairs, wardrobes or existing finishes to remain. Send the plan you have; we'll advise if more detail is needed.

Let us prepare the proposal

TFC can then generate an invoice marked "subject to approval", with supporting documents for the proposed flooring system.

Budget for apartment installation rates

Apartment laying generally costs **more per square metre** than a comparable suburban home because access is harder and work areas are typically smaller. Laying rates exclude floor preparation (page 8); allow separately for third-party finishing work (page 10).

"Subject to approval"

Invoice + product details + relevant acoustic and fire evidence



Your next action: submit it to the OC

Submit the pack to your OC manager. Send the written response and any conditions back to TFC. A "subject to approval" invoice is not permission to order or start.

We check the area. You coordinate the building.



06

A site check before installation

We generally come out to verify measurements and check access, visible conditions, skirting and door-jamb details. A measurement visit does not settle the final subfloor preparation.

Preparation is separate from laying rates and can only be priced on the day by the tradesperson, directly to you. See page 8.

07

Dates first. Bookings next.

Once the required approval and site checks are settled, TFC advises when the work can be done. You then coordinate with your building manager and confirm the arrangements with TFC before locking them in.

DETAILS MAKE THE DIFFERENCE

ARRANGE THESE WITH YOUR BUILDING MANAGER



Alarm isolation

Confirm whether required, the authorised contractor, cost and reinstatement.



Goods lift

Book the approved lift, protection, delivery window and loading access.



Contractor parking

Reserve the permitted space and check height and vehicle restrictions.

Never isolate smoke alarms yourself. Use the building manager's authorised arrangements, including any required safety measures and reinstatement.

Quiet is a system.

The NCC's relevant field impact limit is $L_{nT,w} \leq 62$, but your OC may require better. These reported examples are not a product ranking or a guarantee for your apartment.¹

FIELD EXAMPLES / LOWER IMPACT VALUES ARE BETTER

Reported flooring system	$L'_{nT,w}$
14 mm engineered timber + 3 mm EVA underlay ²	44
12 mm laminate + 3 mm EVA underlay ²	44
14 mm timber + 2 mm Ultra Green underlay ³	42
14 mm timber + 5 mm Regupol 5512 underlay ³	41

2025: approximately 200 mm slab and suspended plasterboard ceiling. **2019:** 200–220 mm slab, approximately 100–120 mm ceiling cavity and 13 mm plasterboard. Different sites and dates, not a controlled comparison.^{2,3}

Read the whole report

The 2025 tests used 1 m² samples. The report warns that 44 could become 47 or more wall to wall. Results depend on the complete floor and building construction. Submit the complete report.²

Carpet is a different example

CIAL identifies carpet and underlay as effective for impact-noise control. Its laboratory $L_{n,w}$ results are not directly comparable with the field measurements above.⁴

TFC helps you put the evidence together. We'll help match product information to your building's requirements for your OC submission.

1. ABCB, NCC 2025 Volume One, Part F7. <https://ncc.abcb.gov.au/editions/ncc-2025/adopted/volume-one/f-health-and-amenity/part-f7-sound-transmission-and-insulation>

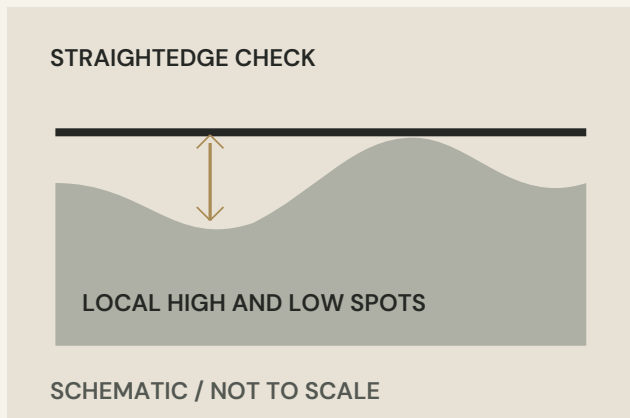
2. Koikas Acoustics, report 6664, 16 June 2025. <https://theflooringlab.com.au/wp-content/uploads/2025/06/3mm-EVA-Underlay-Acoustic-Test-12mm14mm.pdf>

3. Preference Floors, acoustic data sheet, December 2019. <https://preferencefloors.com.au/wp-content/uploads/2022/02/Acoustic-Test-14mm-Elk-Falls-Engineered-Timber-.pdf>

4. Carpet Institute, Acoustic Comfort, May 2018. <https://www.carpetinstitute.com.au/wp-content/uploads/Acoustic-Fact-Sheet-2018.pdf>

Newer apartment. Still check the subfloor.

Do not assume a newer apartment needs no preparation. ATFA states: "Slabs shall be sufficiently dry and flat prior to floor installation." The subfloor still needs to be assessed.¹



Flat is not the same as level

Flatness concerns local highs and lows. Level describes the overall slope. They are separate checks: a floor can look level and still be outside the flatness tolerance for the selected flooring.^{1,2}

ATFA specifies grinding and/or suitable levelling compound where slab tolerances are not met.¹
Example only: its consumer guidance gives a maximum 2 mm gap under a 1 m straightedge for floating laminate. Other systems differ; the applicable product and installation requirements govern.^{1,2}

FLOOR PREPARATION / NOT INCLUDED IN LAYING RATES

Assessed and priced on the day.

Preparation is priced only on installation day, directly by the tradesperson. They explain why, where, the remedy and cost before you agree to proceed.

WHY

Why preparation is necessary.

WHERE

Which areas deviate from the required tolerance.

HOW MUCH

The remedy and the price to correct it.

1. ATFA, Engineered, Laminate and Bamboo Specification, §§1.4, 1.7, 3.4. <https://www.atfa.com.au/wp-content/uploads/2023/01/ATFA-Specification-for-Engineered-Bamboo-and-Laminate-FINAL-Oct-18.pdf>

2. ATFA, Installation over acoustic underlays.
<https://www.atfa.com.au/uncategorized/installation-over-acoustic-underlays-consumer/>

The right floor. The right evidence.

The Carpet Institute describes testing the “total flooring system including carpet, underlay, glues and substrate as appropriate”. The evidence needs to cover the proposed installed system.²



Why there is no single pass mark

1.2

kW/m² minimum

General Class 2 areas,
qualifying sprinkler protection¹

2.2

kW/m² minimum

General Class 2 areas,
no qualifying sprinkler
protection¹

2.2

kW/m² minimum

Class 2 fire-isolated exits
and fire control rooms¹

Selected NCC 2025 examples only. The sprinkler concession excludes FPAA101D and FPAA101H systems. Without qualifying sprinkler protection, S7C3 also limits smoke development to 750 percent-minutes. The building’s classification, location and fire strategy determine what applies.¹

What needs to match

Product identity, thickness and backing;
underlay; adhesive and bonding method;
substrate; the test report and any permitted
variations. A similar name is not enough.²

Who confirms what

TFC helps provide product evidence for the
proposal. Complete the OC’s process and any
required surveyor or fire specialist review. An
acoustic report is not fire evidence.^{1,2}

Keep the approved system together. Changing the underlay, adhesive, backing or installation method may fall outside the evidence supplied. Refer substitutions back before ordering.²

1. ABCB, NCC 2025 Volume One, Specification 7.

<https://ncc.abcb.gov.au/editions/ncc-2025/adopted/volume-one/c-fire-resistance/7-fire-hazard-properties>

2. Carpet Institute, Fire Safety Regulations for Floor Coverings.

https://www.carpetinstitute.com.au/wp-content/uploads/2014/02/Carpets091v3_Fire_FactSheet.pdf

Plan the practicalities. Include the finishing touches.

Installation contractors work directly for you; TFC introduces them. Agree access, building requirements and finishing details with your contractor before work is booked.



Hours and neighbours

Confirm permitted workdays, noisy-work windows and resident notices. Keep the manager's contact details available.



Access and protection

Confirm lift bookings, protection, loading access and the route to the apartment. Keep exits and corridors clear.



Cutting and dust

Agree the cutting area and containment. Do not assume corridors, balconies or carpark can be used as work zones.



Storage and waste

Confirm where materials may be stored, how rubbish leaves and who arranges daily common-area cleanup.

ALLOW FOR SEPARATE FINISHING TRADES

Skirting boards

Do not assume skirting can be removed and reused. Many apartments have metal-stud walls, where removal and re-fixing can be unreliable. If skirting must be removed, refitted or replaced, arrange a third-party tradesperson; this is separate from the flooring contractor's laying work.

Metal or timber door jambs?

Tell us which you have. Metal jambs are not undercut as part of the laying work. For metal jambs, arrange a third-party caulking professional after flooring is installed. Confirm a compatible sealant detail; do not automatically fill movement gaps. Fire-door frames need specialist advice.³

Safety first: control silica dust from grinding and assess suspected asbestos before disturbance. Never disable alarms yourself.^{1,2}

1. WorkSafe Victoria, crystalline silica dust. <https://www.worksafe.vic.gov.au/preventing-exposure-crystalline-silica-dust>

2. WorkSafe Victoria, asbestos. <https://www.worksafe.vic.gov.au/asbestos>

3. Godfrey Hirst, hybrid installation instructions. https://res.cloudinary.com/gh/image/upload/f_pdf/v1/product-sub-type/s/hybrid-hf/docs/installation-instructions/hybrid

A few final checks. Then enjoy your new floor.



BEFORE WORK STARTS

- ☐ I have sent the OC approval and all conditions to TFC.
- ☐ The flooring price and separate trades are settled; I understand floor prep is extra.
- ☐ TFC's dates and the building manager's bookings are coordinated.
- ☐ Alarm arrangements, lift access, parking and work hours are confirmed.
- ☐ Access, protection, waste removal and separate finishing trades are arranged.

At handover

Walk the finished floor with your contractor, record any concerns and check that common areas are clean and services reinstated. Complete any OC-required handover or sign-off.

For the years ahead

Keep approvals, product details, invoices and care instructions. Follow the manufacturer's cleaning and sunlight guidance, use suitable furniture protection and report concerns promptly.^{1,2}

1. ATFA floor-care guidance, hosted by Resene.
<https://www.resene.co.nz/archspec/datasheets/ProSelect-tech-info/afta-floor-care-and-maintenance.htm>

2. Signature Floors, carpet care and warranty guide. https://www.signaturefloors.com.au/wp-content/uploads/RESIDENTIAL/pdf/CARPET/Carpet_Care_and_Warranty_Guide_Signature_Floors.pdf



Your apartment. Our attention to detail.

Send your building's documents to your TFC consultant.
Then visit us to choose a floor for your unique situation.

Nunawading

341–343 Whitehorse Road
Nunawading VIC 3131
(03) 9894 4688

Hawthorn East

620–622 Burwood Road
Hawthorn East VIC 3123
(03) 9696 9998

theflooringcentre.com.au¹

Technical notes. General guidance for Victorian apartment owners, researched September 2026. TFC reviews supplied requirements and product options; this guide is not an approval, certification, acoustic design, fire assessment or legal advice. Use the complete source reports linked on the relevant pages and obtain specialist advice where required.

Imagery. Nano Banana Pro interiors and material images are design illustrations, not actual TFC projects, exact products or certified assemblies. Diagrams are illustrative, not construction details.

1. Showroom details: <https://theflooringcentre.com.au/>