

Guide on renovation notification requirement

The prevailing law Housing Companies Act orders that the resident must submit a written notification in advance of all renovation projects within the apartment, which will or may have an impact on the structures of the building or neighbouring apartments.

House manager's office and the Board of the housing company will mutually agree on how the applications are processed and how they will be reported to shareholders and residents.

Renovation notification prevents disputes and possible problems and it is always in the best interest of the apartment owner.

Basic principle is that all renovation projects that may have an impact on parts / components that fall in housing company's responsibility shall be notified. These include, but are not limited to, bearing structures, flues, electrical wiring, heating, water pipes, drain systems, water insulation and faucets, ventilation/air conditioning and/or acoustics.

However, measures such as painting, wall papering, hanging paintings and e.g. installing wash/dish machines - if water connections and electrical couplings are pre-installed - are tasks that are not subject to notification. You are strongly encouraged to contact house manager's office in case you are uncertain of the notification liability.

It is recommended that you submit the notification in case you are unsure if your renovation project requires you to do so. As a courtesy to neighbours please post a note on the hallway bulletin board, if the projects creates extraordinary noise. Also, please obey the house rule regarding quiet hours.

More information on how to submit renovation notification can be found at Isännöintiliitto web pages (in Finnish).