

A Greener Future: Rethinking Laundry By-laws

An owners corporation has the power to shape the future of its community. By making informed decisions about by-laws, an owners corporation can foster a more sustainable and environmentally friendly living environment.

The Choice of Outdoor Drying

Historically, people have relied on the sun and wind to dry their clothes. This simple, energy-efficient method not only reduces carbon emissions but also promotes healthier living for any community.

However, many strata by-laws restrict or prohibit outdoor drying, citing concerns about aesthetics or property values.

Indeed, for over 30 years, the model by-law concerning the drying of laundry items prohibited residents drying clothes in a way that is visible from outside their building without the consent of their owners corporation.

As the cost of living continues to rise, residents are looking at many ways to reduce costs. Using a dryer is no longer an option for many as they struggle with the costs of ever increasing energy bills.

This has led many strata owners to consider the option of drying their washing outside without use of a dryer.

Indeed, the new set of model by-laws introduced in November 2016 changed the default position in order to permit the drying of clothes outdoors (except over balcony railings) without owners corporation approval.

The Potential Benefits of Outdoor Drying in Strata:

- **Reduced Energy Consumption:** By relying on natural elements, residents can significantly reduce their energy consumption and lower their carbon footprint.
- **Improved Air Quality:** Outdoor drying can help to reduce indoor air pollution, which is often exacerbated using dryers which can also cause mould and damp issues.
- **Cost Savings:** By eliminating the need for energy-intensive dryers, residents can save money on their utility bills.
- **Enhanced Community Spirit:** Communal clotheslines can foster a sense of community and encourage social interaction among residents.

By relaxing restrictions on outdoor drying, an owners corporation can empower residents to make environmentally friendly choices.

What are the Options?

Consider the following options:

- **Maintain Current By-Laws:** Keep existing restrictions on outdoor drying in place.
- **Relax Restrictions:** Allow residents to dry laundry outdoors, perhaps with specific guidelines to maintain a clean and tidy appearance and to ensure washing is only permitted to remain outside for a reasonable period.
- **Promote Communal Clotheslines:** Encourage the installation of communal clotheslines in common areas, providing residents with a convenient and sustainable option.
- **Educate Residents:** Inform residents about the benefits of outdoor drying and how it can contribute to a greener future.
- **Improving Air Quality, Improves Health:** Not drying

clothes inside will reduce indoor air pollution and reduce the risk of mould and damp issues.

- **Lead by Example:** Consider implementing sustainable practices such as recycling and energy-efficient lighting.

By carefully considering these options and engaging with your community, you can make informed decisions that will benefit both the environment and strata residents.

Review your Strata By-laws

Don't let laundry disputes disrupt your community. Review your strata building's laundry by-law now to ensure it's clear, fair, and up to date. You'll maintain a harmonious community and prevent future disputes. Speak to the experts today!

[REVIEW YOUR LAUNDRY BY-LAW NOW!](#)



**Adrian Mueller I BCOM LLB FACCAL I
Partner**

Since 2002 Adrian has specialised almost exclusively in the area of strata law. His knowledge of, and experience in strata

law is second to none. He is the youngest person to have been admitted as a Fellow of the ACSL, the peak body for strata lawyers in Australia. [Profile](#) I [Linked](#)

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