



# SOLVING NEIGHBOURHOOD PROBLEMS

## Series: Solving Neighbourhood Problems

### Part 3 of 12: Noise

Noise is perhaps the most common complaint relating to strata living, particularly from those moving from large freestanding houses.

In the quest to join the latte set, people forget that their apartment might be on top of a Belgian beer hall and noise is likely from such an establishment.

Here are the top 10 tips for managing noise complaints:

- 1) Talk before you write and in this regard a community justice centre or the like may be able to help with mediation;
- 2) Environmental protection authorities will have rules about how much noise and the times at which certain noise can be made;
- 3) Keep a 'noise diary' that describes the type of noise, the time it occurred and the way in which it has interfered with your lifestyle;
- 4) Noise disturbance need not necessarily be loud. Vibrations or persistent sounds that disturb you unreasonably will be subject to regulation;
- 5) Police will have authority to issue noise abatement directions;
- 6) Local authorities will have noise control powers in relation to animals;
- 7) Local councils will regulate air conditioning and swimming pool noise and conditions. Similarly owners of defective alarms can be fined;
- 8) Before you commence proceedings for noise abatement you will need an acoustic engineer's report;
- 9) By-laws and rules of owners corporations and bodies corporate can regulate but not prohibit the making of certain noises and must not contravene the laws in your state or territory; and
- 10) See tip no. 1 - nothing will destroy a community faster than vitriolic correspondence about noise. A measured personal response to the maker of the noise, made after you have calmed down, will be the best solution.

**Next Week: Part 4—Smoke, Smells and Pollution**