

Rules about After-Hours Noise

Extract from the Consolidated Rules of the Owners Corporation

3.1 Use of Common Property

(a) An Owner or Occupier must not, and must take all reasonable steps to ensure that a Guest does not:

...

(11) Use or permit the use of the common property courtyards or any other such common area as defined on the plan of subdivision in any manner that may cause undue, excessive or unreasonable noise and or disturbance to occupants after 10.30pm and before 8.30am on each day of the week.

...

6.1 Behaviour of Owners, Occupiers and Guests on Common Property

(a) An Owner or Occupier must not and must take all reasonable steps to ensure that a Guest does not:

(1) Unreasonably create any noise or behave in a manner likely to interfere with the peaceful enjoyment of any person entitled to use the Common Property but this rule does not apply to the making of noise if the Owners Corporation has given written permission for the noise to be made;

...

6.2 Animals and Pets

(b) Each Lot Owner and Occupier is absolutely liable to each other Lot Owner and their respective guests and invitees for any unreasonable nuisance, noise or injury to any person or damage to the common property caused by any animal brought in to or kept within the land parcel;

...

(f) Each Lot Owner, Occupier and invitee that has brought or brings in to, keeps or has kept an animal within the land parcel is must not permit the animal to unreasonably create any noise likely to interfere with the peaceful enjoyment of any other person entitled to use the common property;

6.3 Noise and Other Nuisance Control

An Owner or Occupier must not and must take all reasonable steps to ensure that a Guest does not:

(a) Use hammer drills, jack hammers or other machinery and tools that create excessive noise, banging or vibration in a lot between the hours of 2.00 pm and 10.00 am on weekdays or on weekends at all; or

(b) Make or allow to be made noise from music or any machinery which may be heard outside the Lot between the hours of 10.30 pm and 8.30 am.