

What the Property Management can consider in dealing with Noise from Renovation Work

- Make residents aware of the statutory requirements, for example, through posters, letters or internal publications;

(Relevant statutory requirements can be found in the “*Reference Guide for Environmental Property Management*” or via the website: http://www.epd.gov.hk/epd/english/greenproperty/ref_mat/epmp00.html.)

- Alert residents to any provisions under the **Deed of Mutual Covenant** in relation to the residents’ rights and responsibilities / obligations;

- Exercise its empowerment under the **Deed of Mutual Covenant**, the **Building Management Ordinance** and any **House Rules** to

- ✓ restrict entry of renovation workers through issuance of renovation permits and impose conditions, such as working hours and the manner of operation;
- ✓ inspect any premises to abate noise nuisance arising from renovation work;

- Assist **Owners’ Corporation** to draw up specific **House Rules**. Some examples of these **House Rules** are :

- ✓ requiring owners or occupiers to apply for renovation permits before commencing any renovation works;
- ✓ confining renovation works to mutually acceptable hours of the day;
- ✓ restricting the use of noisier equipment, e.g. hand-held breakers or electric drills to less sensitive hours of the day;
- ✓ requiring the use of quieter powered equipment and construction methods;

- ✓ giving advance notification to other affected residents about the duration and operation hours of any renovation works;
- ✓ authorizing the property management to collect deposit from the owners/occupiers and refund the deposit if the **Owners’ Corporation** or the manager is satisfied that all conditions (including those related to renovation noise such as compliance with the requirement of using noisy equipment only during mutually acceptable working hours) on the renovation permits have been complied with;
- ✓ authorizing the property management to enter the premises, in which renovation works are carried out, to conduct inspection;

(Examples of **Houses Rules** can also be found in the “*Guidelines to Property Managers on Environmental Protection to Facilitate their Formulation of House-rules*”, which can be accessed via the website: http://www.epd.gov.hk/epd/english/greenproperty/ref_mat/ref_mat_hr.html.)

- Act as mediator in dealing with / resolving noise complaints.

