

## NOISE PROBLEMS 15<sup>TH</sup> FLOOR AND WATER PUMPS 9 JAN 2013

The manager and committee ask everyone's cooperation to solve these problems

### **15<sup>th</sup> FLOOR.**

The roof cement is thin and many residents on the 15<sup>th</sup> floor complain that the "thump-thump" sound of people walking on the roof reverberates through their ceilings. It spoils their enjoyment of living here.

The roof area is common area and also a fire escape and owners have the right to use it. We propose new roof regulations such as a ban on running, smoking, eating and drinking (danger of falling objects). We propose to make the roof a QUIET ZONE and ask residents to show consideration for owners below by walking gently on the roof and not using the roof between 9pm and 9 am.

IF YOU LIVE ON THE 15<sup>TH</sup> AND ARE AFFECTED BY NOISE, TELL THE MANAGER

### **WATER PUMPS**

Some owners on high floors have installed water pumps in the water shafts because of low pressure. Many owners complain that the pumps are noisy. We need a compromise here so that owners have good water pressure but do not cause annoyance to other owners.

- A Pumps should not be installed in the water shaft. 1. It is common area. 2. It restricts access for pipe repairs. 3. If the pump leaks, the water may cause a lot of damage to floors below. 4. Some water shaft doors cannot close
- B. Pumps may not be necessary. Owners should have the technicians clean all the filters and valves to find out why the pressure is low before installing a pump.
- C. Some owners have installed cheap, noisy pumps

IF YOUR NEIGHBOUR HAS A NOISY PUMP, MAKE A COMPLAINT WITH THE MANAGER WHO IS MAKING A LIST

We propose that installing pumps in the water shaft is not allowed in the future.

Owners must install quiet, high-quality pumps in their apartments. If a neighbour complains the pump is noisy, the owner should try to soundproof the pump with fibreglass and rubber insulation.

For pumps that are in the water shafts now, the manager will write to owners to advise them that the pumps are in common area, there is a risk of damage to the building and we have the right to remove them.

We propose to give owners time (until 30April) to move the pumps to inside their apartments. The technical staff can assist by checking the system and advising how to install the pump.

The construction noise ban will end 1 March. Installing the pump inside the apartment may mean some work and expense for owners.

For now, owners with noisy pumps should switch them off between 11pm and 7am.