



Noise in strata - what are your rights?

Living in close proximity to other people is one of the realities of strata living. And sometimes, those people are loud.

Noise complaints are one of the most common issues in strata, and also one of the most manageable if you know how to approach them.

Step one: talk to your neighbour directly

Most noise issues come down to a simple lack of awareness rather than any bad intent. A friendly, calm conversation is often all it takes. If you're not comfortable approaching them in person, a polite note works just as well.

Step two: put it in writing

If the issue continues after you've raised it directly, contact your strata manager or committee in writing. Keep it factual. Describe what's happening, when it occurs, and what impact it's having. This creates a record and allows the committee to respond formally.

Step three: formal breach notice

If the behaviour is a breach of the building's by-laws, which most noise issues are, the strata manager or committee can issue a formal notice to the person responsible.

Step four: tribunal

If things still can't be resolved, most states have a free or low-cost tribunal process for strata disputes. In New South Wales it's NCAT, in Victoria it's VCAT, and in Queensland it's the Commissioner's Office.

Living in a community means navigating differences from time to time. But it also means having a fair and respectful framework for doing that. Most noise disputes can be resolved well before they reach a tribunal, and when they are, the community is stronger for it.

If you're dealing with a noise issue and aren't sure where to start, reach out to your strata manager. They can guide you through the right process for your building and your state.