

GUNWHARF QUAYS RESIDENTS COMPANY LIMITED (GQRC Ltd)

REGULATION 003 – NUISANCE

Introduction

The issue of REGULATION 003 has become necessary following significant discontent amongst residents about unacceptable levels of noise and other issues of anti-social behaviour across the estate.

GQRC Ltd is empowered to make and enforce all such regulations as, in its absolute discretion it considers necessary and desirable, to enable residents to enjoy the environment in which they live.

Regulation

All residents must abide by the following: -

1. NO NOISE is to be audible outside properties between the hours of **23.00** and **07.00**.
2. Building works are permissible only between **08.00–17.00 Monday - Friday** and **08.00-12.00 on Saturday**. **NO** building works are permitted on **Sunday**

NOTE: Works can only be permitted outside of these hours with prior written consent from the managing agent, or in the case of an emergency.

3. Ensure that private contractors entering the estate are reported to the Site Office in advance and that they respect all common parts of the estate (including lifts), leaving them in the condition in which they found them.
4. Not to engage in any activity that is illegal or may cause irritation or offence to other residents.

Rental Properties

It is the **Landlord's responsibility** to ensure that tenants are fully aware of and abide by all estate rules, regulations and covenants, together with the contents of the GQRC Information Pack.

GQRC Ltd reserves the right to take action against Landlords and/or their tenants in the event of persistent disturbance, anti-social or inconsiderate behaviour, and claim costs.

Enforcement

GQRC Ltd is entitled to take formal legal action against any leaseholder who is in breach of REGULATION 003. Any leaseholder found to be in breach will be required to pay all costs incurred by GQRC Ltd in connection with the breach. To ensure the avoidance of doubt, REGULATION 003 is in addition and without prejudice to any other obligations that leaseholders may have and any other rights and remedies that GQRC Ltd may have under the leases.

These regulations also apply to any leaseholder who has acquired the freehold of their property and who will remain bound to observe and adhere to any regulations issued by GQRC Ltd.