

Bylaw 12 – KEEPING OF ANIMALS (PETS)

12 Keeping of Animals

12.1 Keeping of Animals

An Owner or Occupier is permitted to keep the following within their Lot without prior approval of the Owners Corporation:

- (1) A maximum of two dogs;
- (2) A maximum of two cats;
- (3) A maximum of two caged birds; and
- (4) Fish in a secure aquarium.

12.2 Conditions for Keeping Animals

An Owner or Occupier that keeps an animal on their Lot:

- (a) Must ensure that the animal is at all times kept under control and usually within the confines of its Lot;
- (b) Must carry the animal when the animal is on any part of the Building other than its Lot or ensure that the animal is appropriately tethered and under their control;
- (c) Must not permit the animal to remain in any part of the Building other than its Lot except for the time necessary for the animal to transit directly between their Lot and the exterior of the Building;
- (d) Must not allow the animal to enter, or remain in, the swimming pool and garden area, or adjacent gym, sauna and bathroom, at any time;
- (e) Is liable to other Owners and Occupiers and to any person lawfully using Common Property for:
 - (1) any noise caused by the animal which is disturbing to an extent which is unreasonable; and
 - (2) damage to or loss of property or injury to any person caused by the animal;
- (f) Is responsible for promptly cleaning up after the animal if it has disturbed or soiled any part of the Building;
- (g) Must maintain the health and hygiene of the animal to prevent the spread of communicable diseases and pests to other animals and people in the Building; and
- (h) Must, if in the opinion of the Strata Committee (acting reasonably) the Owner or Occupier is not complying with By-Laws 12.1 and 12.2 and the Strata Committee so requires, permanently remove the animal from the Building.

12.3 Exceptions

This By-Law 12:

- (a) Applies to an Owner, Occupier, and visitors to the Building;
- (b) Does not allow a dog, that is prohibited under Section 55 of the Companion Animals Act (NSW)1988, (*Restricted Dog Law*) to be kept or brought into the Building.