



GUIDELINES FOR PET OWNERS



Due to numerous complaints regarding animals, we want to let you know some laws to be mindful of if you have a pet or if you intend to have a pet in your Unit.

As a community, we encourage compliance with all laws. As such, we ask pet owners to be mindful of their neighbours as not doing so may have serious legal consequences. A neighbour disturbed by a pet may bring a lawsuit against the owner or occupier of a unit for any nuisance caused by that animal.

The Public Health (Nuisance) Regulations

In addition, under the Public Health (Nuisance) Regulations, every person is prohibited from causing or permitting a nuisance on/in any premises or aiding and abetting any other person to cause or permit a nuisance on/in any premises.

A Medical Officer (Health), Public Health Inspector or any such authorized person may issue a written notice to person in breach of that regulation or to the owner or occupier of the premises requiring that person to-

- (a) abate the nuisance within the time specified in the notice, (this specified time will be within thirty days or less); and,
- (b) do any action that the authorities reasonably require him/her to do to abate or prevent the recurrence of the nuisance.

Under these same Regulations, nuisances include -

- Any accumulation or deposit of animal faeces or urine.
- Any animal which is kept in such a manner as to become hazardous to health.

PENALTIES

- Where a person, without reasonable cause, fails to comply with the requirements of a notice, the authorities may give written permission to any person to enter the premises to abate or prevent a recurrence of the nuisance.
- The authorities may begin legal proceedings against any person for non-compliance with a notice.
- Any expenses incurred by relevant authorities in abating or preventing a recurrence of the nuisance may be recovered from the owner/owners of the premises in the Resident Magistrate's Court.
- A person who fails to comply with a notice commits an offence and may be convicted in a Resident Magistrate's Court. Such person may be ordered by the court to pay a fine or to be imprisoned.

The Registration (Strata Titles) Act

NOTE ALSO

The Registration (Strata Titles) Act and our community by-laws prohibit any person from keeping animals on his/her lot or on common property after notice is given to him/her by the executive body asking that the animal be removed.

We urge your cooperation in ensuring that our community is comfortable and safe for all residents.

THE REGISTRATION (STRATA TITLES) ACT

SECOND SCHEDULE

(Section 9)

1. The proprietor shall not—

- (a) use his strata lot for any purpose which may be illegal or injurious to the reputation of the building; or
- (b) make undue noise in or about any strata lot or common property; or
- (c) keep any animals on his strata lot or the common property after notice in that behalf from the executive committee.

THE PUBLIC HEALTH (NUISANCE) REGULATIONS

3.—(1) No person shall cause or permit a nuisance on any premises owned or occupied by him.

(2) No person shall cause a nuisance on any premises or aid and abet any other person to cause or permit a nuisance on any premises.

4.—(1) A Medical Officer (Health), a Public Health Inspector or any person authorized by the Minister in writing in that behalf (hereinafter referred to as an “authorized person”) or a Local Board may, on becoming aware of the existence of a nuisance on any premises, serve on the owner or occupier of the premises or on the person causing or permitting the nuisance, a notice in writing requiring the owner, occupier or person—

- (a) to abate the nuisance within such reasonable time not being more than thirty days as may be specified in the notice; and
- (b) to perform such act as the Medical Officer (Health), the Public Health Inspector, an authorized person or Local Board considers to be reasonably required to abate or prevent the recurrence of the nuisance.