



Body Corporate Rules and Policies in regards to keeping of Animals

The Body Corporate rules for Willsmere make certain provisions and restrictions on the keeping and exercising of animals on the common property and areas of the site. The Body Corporate Committee of Management has interpreted and attempted to clarify in regards to specific animals. The following is an excerpt from the Rules of Willsmere P.S.326519P at Wiltshire Drive, Kew as follows:

“5. Animals:

A Member must not, and must ensure that the Occupier of a Member’s lot does not:

- (a) keep any animal on a lot affected by the Body Corporate or the common property after being given notice by the Body Corporate to remove such animal after the Body Corporate has resolved that the animal is causing a nuisance.
- (b) exercise any animals on common property or allow any animal to roam freely on common property
- (c) fail to clean up after any animal debris or make good damage to any common property.”

Furthermore, the Committee of Management in April 2003 resolved to set in place the following additional policy prohibiting the keeping of the following animals on common areas and in private courtyards/patios/verandah/gardens, etc.:

1. The Body Corporate PROHIBITS the Keeping of Ferrets, Rabbits, Guinea Pigs, Mice, Chickens, Pheasants, Turkeys, Ducks, Geese and any other Poultry as they were seen to be a nuisance and possible health risk.
2. No storage enclosure for the keeping of the Prohibited animals is allowed to remain on private or common property as a matter of appearance and health risk after the removal of the animal.
3. The Body Corporate reserves the right to capture and remove prohibited animals if found in the common areas and the cost of same shall be charged to the Owner/Member.
4. The Owner/Members agrees to indemnify and keep indemnified the Body Corporate from all claims for any loss of or damage to the prohibited animal, or personal injury to third parties resulting from or incidental to the keeping or removal of the prohibited animal.
5. The Body Corporate may direct independent exterminators to remove any prohibited animal or animal found roaming freely on the common area of Willsmere at the cost of the Owner/Member.