

9 October 1980

The Convenor,
Urambi Body Corporate Committee

Dear Steve,

In accordance with a direction from the BCC meeting of 17 September, I called a meeting of dog owners tonight to organize a monthly clean-up campaign of dog droppings. Those in attendance were: Noni Edwards, Geoff and Sandra Hawker, Scott Holberton, Brian Hetherington, Tony Ohlsson, Wjotek and Kathy Dombrowski, Noël Pratt, Richard Dove, Kevin Mc'Dougall and me. John Woodrow and Serge Ferry did not attend but indicated preliminary agreement with the aims of the meeting.

It was agreed that a clean-up campaign for dog droppings will be organized as requested. Dog owners will be requested to set aside time on the first Wednesday of each month during summer time, and on the first weekend of every month in other seasons, to remove dog droppings from the common land near their houses. The particular area to be cleaned by each owner is to be worked out between neighbouring owners, so that all common land where dog droppings might be a problem is regularly cleaned.

In addition, the meeting discussed more general issues of dog policy and requested that the BCC should take note of these when discussing such matters. The following issues were raised:

1. Issues which have been subsumed under the general heading of 'the dog problem' and have been treated by some BCC's in the past in a 'dog policy', are more properly regarded as part of a general Urambi 'nuisance problem'.

There are many issues which may cause affront to particular residents, including dogs, cats, horses, sheep, cars and trucks on unpaved land, kids on bikes, rollerskates, etc, early morning mowers, late night parties, weeds and unpainted chimneys. To some people, birds add life to Urambi and should be encouraged; to others, bird droppings on the windscreen are more of a nuisance than dog droppings on the woodchips.

2. Following from the above point, it was evident during the last AGM discussions of the vegetable garden proposal that there are many different perceptions of what Urambi is and ought to be. It would therefore be unfortunate for the BCC to adopt the perceptions of some vocal residents as 'policy'.

3. The BCC is not, and should not be regarded as an extra tier of government for the regulation of neighbourhood issues.

4. The meeting considered that specific cases of dog nuisance ought to be dealt with between residents. The BCC should involve itself where individual complaints have proven to be of no avail. Specific cases of dog attacks should be reported to the owner or the police, or both.

5. It was considered that the categorization by a past BCC of dogs as 'free-ranging' or 'other' was unrealistic and outdated. The BCC has asked that all dogs, not just free-ranging ones, be included in its pet register. Much of the previous dog problem was in fact attributable to a couple of nuisance dogs who habitually roamed day and night; these dogs are no longer here.

6. Nearly all currently resident dogs are not roaming free, but are homebound for most of the time. Under the November 1978 Dogs Policy, all but a few of these dogs are banned from common land without their owners. Continuation of this policy would interfere with the more realistic proposals below.

In summary, the meeting considered that the clean-up campaign and pet registration program effectively remove the need for the 1978 Dogs Policy.

Roger Swift

REGISTRATION OF PETS - DRAFT COVERING LETTER

The Articles of the Unit Titles Ordinance state that members of Urambi may not keep animals or birds in their unit or on common property except with written permission from the Corporation.

A number of meetings have been held over the years, leading to formulation of a policy with respect to dogs and cats (Sept. 1977 and Feb. 1979).

These policies were designed to try to protect the rights of people who did not wish to have pets, while still allowing individuals to keep animals - in particular, animals which they had owned before coming to Urambi.

Nevertheless, there have been a number of continuing problems:

(A few menacing of)
4. Dogs attacking children and adults;

(A few)
3. Dogs attacking sheep or other animals;

2. Dogs and cats damaging plants, mounds or other property;

6. Cats attacking birds or fish;

3. Dogs spreading garbage or compost;

4. A large amount of dog faeces around the site, spoiling lawns and play areas and attracting flies. (At least two serious diseases common in Canberra can be spread by dog faeces.)

In addition to Urambi cats and dogs, we also have to contend with strays.

At the present we do not know for certain which animals are strays. To ensure that all owners do have written permission and so that we can identify

and deal with strays, we are asking all owners (including those who already have permission) to fill in the attached form.

The following are summaries of the policies so far:

CURRENT CAT POLICY (Sept. 77)

1. All cats should be desexed except that owners of pedigreed females may apply to the Body Corporate Committee for exemption to this ruling.
2. All cats should be belled.
3. Cats not desexed may be despatched to the RSPCA.

CURRENT DOG POLICY (Sept. 77 and Feb. 79)

1. No dog may be kept without written approval of the Body Corporate Committee. This permission may be revoked at any time.
2. Dogs not already living in Urambi at the time of the formulation of the dog policy (that is, all dogs except Gemma, Kara and Tuff) are not allowed on Urambi Common Areas ~~and~~ without their owners, even when registered.
3. It is the owner's responsibility to remove faeces from Common Areas.

Please note that it is your responsibility to register your pet, and that if you have not done so by, your animal may be impounded as a stray.

P E T R E G I S T R A T I O N F O R M

Please return to Body Corporate Mail Box, Entry B.

Owners name:.....

House Number:.....

Type of Animal:.....

Breed:.....

Colour:.....

Description:.....

.....

Dog Registration Number:.....

Name of Animal:.....

Sex:.....

Urambi Village Body Corporate G'tee,
Units Plan No 119
Urambi Village,
KAMBAH A.C.T. 2902

11 October 1980

F. Bertram Real Estate Pty Ltd.,
P.O. Box 24,
DEAKIN A.C.T. 2600

Dear Mrs Purnell,

Re: House 41 Urambi Village

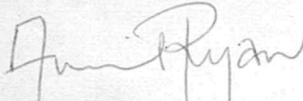
I refer to our telephone conversation last Wednesday, concerning the continuing complaints that result from the Rutherfords' anti-social attitude: viz, allowing their dog to cause a nuisance to their neighbours yet again; parking their truck on Commonwealth land adjacent to another unit; and being generally unreceptive to any neighbourly remonstrations.

I spoke today with a Mr G. Blythman, who informed me that he has arranged for his lawyer to settle on the purchase of this house from Michael Dysart as soon as possible.

It seems therefore that the arrangement we had agreed upon would proceed in any case: that is, that the Rutherfords be given notice to quit when their lease term comes up on 12 November.

Thankyou for your co-operation.

Yours sincerely,


(Mrs) Arminel Ryan

S E C R E T A R Y

21 Urambi Village
Kambah

15/10/80

The Convenor
Urambi Body Corporate Committee

Dear Sir,

I wish to make a formal complaint about Misty being brought to Body Corporate Committee Meetings and being left outside. At about 9pm I walked by the Community Centre on my way to check my mail box and was confronted by Misty, who I told to go home. On my way back I considered coming into the meeting to ask Roger to confine Misty and found my way in to the Community Centre barred by Misty who barked and adopted a threatening posture. I decide not to throw a brick at the dogs head or to come into the meeting but to write this letter instead.

Yours sincerely,
Mike Rabbis

21 Urambi Vill
27/10/80

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The Convenor
Body Corporate Committee
Urambi Village.

Dear Steve,

In case it is thought necessary to discuss the dog policy while I am away, I have set out my main arguments below:

- ① Free-ranging dogs in the Urambi situation means dogs creating a nuisance by entering people's private areas. I fail to see why the convenience of the few people who wish to keep free-ranging dogs should take above the convenience of the many who do not wish to keep a dog, or who are prepared to confine their dog.

- ② Dogs have been a continuing cause of maintenance problems in common areas since the inception of Orambi. They have
- (i) spread rubbish. Although this situation has been vastly improved by the bin enclosures, it still remains when gates are left ~~off~~ open.
 - (ii) dog up and spread compost
 - (iii) burrowed in mounds
 - (iv) scattered chips
 - (v) damaged plants by urinating on them, or by bouncing on them.
 - (vi) covering the place with faeces. Since the problem here is one of health, both with fly-borne diseases and highly resistant (to dehydration) parasite eggs, I doubt whether a monthly clean up would have much effect, although I command this, the first

positive action by the dog-owners to mitigate the problem which they have created.

Tan house had apparently trained Dog to defecate in a particular area. Perhaps other owners could do this, the area being preferably in their own bit entitlement.

This would make cleaning up easier and more effective.

③ I believe that it is difficult for any owner to guarantee that an unsupervised dog will not menace or attack people. Since one of the nicest things about Crumbi is its safety for children, I would prefer on these grounds to have no free-ranging dogs. Of the original seven free-ranging dogs, two eventually bit people and have ceased to be free-

ranging. The owner of one dog was told to remove the dog after the incident. The other was told to confine the dog. The latter dog is not infrequently out unsupervised and has reportedly bitten a child in Urambi since the original incident. Both owners had reassured me that their dogs did not bite after I had complained after being manaced by the dog.

~~④ Since Urambi is unfenced~~
I believe that the Body Corporate, and individual members of the Body Corporate Committee, may be legally liable for negligence if a Urambi dog bit someone on Urambi Common Areas.

④. Since Urambi is unfenced and borders on rural land, dog-owners who allow their

dogs to free-range are effective in contravention of the Dog Ordinance, and are behaving in an irresponsible manner towards local farmers. Even when the Merrimbridge Country Club occupies the zone immediately adjacent to Urambi, there will still be farms in close proximity to Urambi.

⑤ The Urambi Dog Policy as originally written was a recognition of these problems and of the fact that the problems would increase proportionately ~~to~~ with any increase in the number of free-ranging dogs. Consequently it was a compromise, aimed at preventing deterioration of the situation, and in the long run improving it. Those dogs who were free-ranging

at the time ~~were~~ (Kara, Kasha*,
 Tuff, Dog*, Gemma, Humphrey*, Kim*)
 were given permission to be so,
 with the intention that as their
 numbers decreased, so would
 the number of free-ranging
 dogs. To my knowledge, only
 one attempt has been made
 to adhere to this policy - viz
 three owners were asked to
 confine dogs who were not
 among the original seven -
 although the Unit Titles
 Ordinance gives a straight-
 forward mechanism by
 which this could be
 achieved. The Articles of
 the Ordinance state clearly
 that the Body Corporate
 must give permission for a
 pet to be kept, that such
 permission may include
 special conditions, and that
 permission to keep a pet

* No longer free-ranging

may be revoked.

I am certainly not against people keeping dogs within their own unit entitlement or against dogs, accompanied by a person in control, in the Common Areas, but I feel strongly that unsupervised dogs are a nuisance and a hazard, particularly to children.

Yours sincerely,

Jan Robbins.

Issued Nov 1980.

Registrar :

Alistair Hay

Dear Urambi Pet-Owner,

At a recent Body Corporate meeting it was agreed to form a register of dogs and cats. The Articles of the Unit Titles Ordinance require Urambi pet-owners to seek permission to keep all pets.

Unidentified, troublesome dogs or stray cats on common property may be taken away by the pound or be despatched to the R.S.P.C.A. To protect your dog or cat against possible wrongful arrest, Urambi pet-owners are asked to register their pets on the attached form.

As a reminder the following are summaries of the dog and cat policies.

CAT POLICY (Sept. 77)

1. All cats should be desexed except that owners of pedigreed females may apply to the Body Corporate Committee for exemption to this ruling.
2. All cats should be belled.
3. Cats not desexed may be despatched to the RSPCA.

DOG POLICY (Sept. 77 and Feb. 79)

1. No dog may be kept without approval of the Body Corporate Committee. This permission may be revoked at any time.
2. Dogs not already living in Urambi at the time of the formulation of the dog policy (that is, all dogs except Gemma, Lara and Tuff) are not allowed on Urambi Common Areas without their owners, even when registered.
3. It is the owner's responsibility to remove faeces from Common Areas and private gardens.

Pet Registration Form

Please return to the Body Corporate Mail Box, Entry B.

Owners name.....

House Number.....

Type of Animal:.....

Breed:.....

Colour:.....

Description:.....

.....
Dog Registration Number:.....

Name of Animal:.....

Sex:.....

20 Urambi Village

16 March 1981

Dear Kathy & Wojtek,

The Body Corporate Committee has asked me to write to you, as we understand you will soon be leaving Urambi for a period of some months. As you yourself told me some time ago, your house will be rented to friends during that time, and of course you will have been making arrangements for the care of your family & pets while you are away.

What we are a bit concerned about is Kasha. In view of previous incidents involving her, we would like to be informed of the arrangements for her care during your absence. Perhaps you could let myself or Janney Noyce know this before 23rd March.

Sincere regards,

Frank Ryan

13 Urumbi Village,
Kambah,
A.C.T. 2902.

25th May, 1981.

Ms. Blomfield,
Urumbi Body Corporate Committee,
73 Urumbi Village.

Dear Ms. Blomfield,

I wish to register a formal complaint against the owners of a brown cattle dog which is free-ranging in the area of the west-facing tri-levels.

This dog has been a nuisance in the following ways:

- it habitually defecates in both my front and rear courtyards,

and is not easily chased away:

• on two occasions recently (the nights of May 24th and May 19th) it has knocked over the garbage can outside our house and torn open the garbage bags, with the expected mess of strewn garbage across our front door step; on both occasions I heard a noise and surprised the dog in action; again, it was reluctant to leave when I tried to chase it;

• This dog has also intimidated me (but not caused any bodily harm) while I have been carrying my baby in a front-pack; it has jumped up at me several times, mainly on the path to the

chasing area and when I have been strolling on the common land outside my unit.

In isolation, each of these incidents has been merely irritating. But taken together, over the last 2 months, I feel they cause an unacceptable nuisance and ~~interfere~~ interfere with my safe enjoyment of Urambi.

I would be grateful if the Committee could approach the owners of this dog and request them to keep their animal under control in future.

Please advise me of the outcome of your discussions with the owners.

Yours faithfully

Harriet H. Powell (MARION POWELL)

20 Urambi Village
KAMBAH A.C.T. 2902

9 June 1981

Dear Margaret,

I am writing to inform you that the Body Corporate Committee has received a formal complaint from the joint owner of N° 13, about a dog which we presume to be yours. A copy of Ms Pawall's letter is attached, so that you can see the grounds of her grievance.

Like a number of other owners, you have brought with you to Urambi a family pet of long standing. We sympathise with your wish to retain your dog in this new environment. However, it is becoming increasingly clear that a Strata Title Development such as Urambi Village is really only suitable for dogs which do not encroach upon other residents' rights, & which are supervised when out of their owners' property.

Permission to keep any animal in Urambi is at the discretion of the Body Corporate. The Body Corporate Committee seldom receives formal complaints about pets from residents, who are on the whole very tolerant of minor nuisances. Should another such complaint be lodged, the Committee would have to consider whether you should be asked to find another home for your pet.

We do hope that this will not eventuate, & that there will be no more need of formal communications from anyone on this subject!

Yours sincerely,

Amit Ryan.

Secretary.

Urambi Village S.C.C.,
No 20 Urambi Village.

10 July 1981

Dear Roger,

I am writing to inform you that the Body Corporate Committee has received a formal complaint from the joint owner of No 21, about your dog. A copy of Mike Robbins' letter is attached, so that you can see the grounds of his grievance.

As you will note, the incident occurred a long time ago. The letter was unfortunately mislaid, so action has been delayed until now.

Permission to keep any animal in Urambi is at the discretion of the Body Corporate. The Committee seldom receives formal complaints about pets from residents, who are on the whole very tolerant of minor nuisances. However, should more such complaints be lodged, the Committee would have to consider whether you should be asked to find another home for your pet.

We do hope that this will not occur, & that there will be no more need of formal communications from anyone on this subject!

Yours sincerely,

Ann Ryan
Secretary

Urambi Village Body Corporate C'tee.
40 20 Urambi Village
10 July 1981

Dear Mike,

I refer to your letter of 15.10.80, concerning an incident involving Roger Swift's dog, Misty. Unfortunately, your letter was mislaid for some months, and has only now come officially to the Committee's notice. We hope you will accept our very sincere & shame-faced apologies for the delay.

Roger will be officially notified that a complaint has been received, & that the consequences of further complaints may be that he will be asked to find another home for Misty.

Yours sincerely,

A. Ryan

Secretary.

To all Usambi owners and residents

Usambi Village Pets Policy

As you all know, pets and the development of an equitable policy concerning them have been a continuing cause for concern within the Usambi community. The difficulties relate to the type of animals not usually confined to small spaces, notably cats and dogs. ~~The~~ Types of problems encountered have been:

- residents and visitors unable to move freely around the common areas of Usambi because of the aggression of dogs
- dog excreta fouling both common ~~areas~~ ^{areas} and private ~~areas~~ gardens
- cats and dogs digging up seedlings, wood chips, etc.
- dogs disturbing garbage and compost
- dogs attacking cats ~~within private gardens~~
- cats and dogs attacking fish and birds.

Over the years several meetings have been held to discuss these problems and seek resolutions. ~~The~~ The following policies were formulated and

stated in September 1977 and February 1978:

CAT POLICY (Sept. 77)

1. All cats should be desexed except that owners of pedigreed females may apply to the Body Corporate Committee for exemption to this ruling.
2. All cats should be belled.
3. Cats not desexed may be despatched to the RSPCA.

DOG POLICY (Sept. 77 and Feb. 79)

1. No dog may be kept without written approval of the Body Corporate Committee. This permission may be revoked at any time.
2. Dogs not already living in Urambi at the time of the formulation of the dog policy (that is, all dogs except Gemma, Kara and Tuff) are not allowed on Urambi Common Areas ~~but~~ without their owners, even when registered.
3. It is the owner's responsibility to remove faeces from Common Areas.

It should be noted that these policies are lenient. The relevant law, Schedule article 4 of the Unit Titles Ordinance 1970 states:

A member of the Corporation shall, ^{not} except in accordance with the written permission of the Corporation (which permission may be withdrawn at any time by written notice given in pursuance of a special resolution of the Corporation), keep any animals or birds in or on his unit or the common property.

The Uxambi policies were evolved in an effort to enable some residents the pleasure of pets while protecting the rights of all residents.

Unfortunately, not all persons with pets in Uxambi have accepted their full ~~responsibilities~~ responsibilities and the Body Corporate Committee continues to receive complaints, particularly concerning dogs. In consequence, the Committee has resolved to enforce actively the policies established previously, with the amendment of one section.

This letter is to inform you of the committee's intentions.

1. All pets (cats and dogs?) must be registered with the Body Corporate Committee.

2. The Cat Policy remains as stated. Requests for exceptions to the policy of selling and ~~also~~ sterilizing should be made to the committee.

3. The dog policy is amended to remove exceptions to the policy that no dog is to be allowed on Krambi common areas without its owner. This part of the policy is considered unfair both by residents with dogs at the time the policy was established and by newer residents.

4. Notice is hereby given that the stated policies, with above amendments, will be enforced actively as of 1 May 1981. All animals (cats and dogs?) ^{current residents} not registered by that date will not be approved and will be removed from Krambi.

5. Owners whose dogs were previously allowed to free-range will be given until 1 August 1981 to make adequate provisions for restricting movements of the animal.

6. See over

7. This decision of the committee will be put to the next annual general meeting for ratification.

6. If by 1 Aug 1981 dog excreta on common ground or in gardens of non-dog owners continues to be a problem, dog owners will be levied to pay for the regular removal of dog excreta.

Motion: That the corporate body committee be given the power to order the removal of an animal, ^{of any} from Urambi without a special resolution of the corporation when a justifiable/ ^{written} complaint (s) have been received that:

✓ a) the animal has attacked a human ^{within the precincts of the village or common property causing} actual bodily harm

b) a second offence has occurred ^{of trespass} ~~with damage~~ on a unit ^{of tenement} after the owner of the animal has received one written warning for the first offence & the B.C.C. one written complaint.

c) a third offence of ^{being} trespass ^{or nuisance} on a unit ^{or nuisance} entitling or of undue noise has occurred after the owner of the animal has received two written warnings after the first and second offences.

under Item 48

Motion: That residents ^{with dogs} owners of all animals frequenting common land in Urambi be charged a quarterly fee ^{to pay} for removal of dog excreta and damage to ~~the~~ plants; that the levy be set at 7% of the quarterly levy for dog owners and 5% of the ^{per animal} for cat owners, as provided under Section 48 of U.T.O.

ITEM 6

982

Pets Policy

Pets and the development of an equitable policy concerning them, have been a continuing cause for concern within the Urambi community. Over the years several meetings have been held to discuss problems relating to pets and policies were formulated in an effort to enable some residents to have the pleasure of pets while protecting the rights of all residents. Unfortunately, not all persons with pets in Urambi have accepted their full responsibilities and the Body Corporate Committee continues to receive complaints, particularly concerning uncontrolled dogs and dog excreta.

In order for a Body Corporate Committee to deal more easily with these problems, and to protect the rights of all residents, it is proposed to reinforce the existing policies by the following motions.

MOTIONS : That acceptance by the Body Corporate Committee of the registration of a pet be regarded as permission under Schedule F of ACT Unit Titles Ordinance (1970) permission being withdrawn by the Committee without a special resolution when substantiated complaint(s) are received that :

- a. a dog has created a nuisance or been unduly noisy a third time when the owner has received a written warning from the Committee after each previous occasion;
- b. a dog has, except within its owner's unit titlement, caused damage to property a second time when the owner has received a written warning from the Committee after the first occasion;
- c. a dog has, except within its owner's unit titlement, attacked a human, causing actual bodily harm.

MOTION : That, as provided under Section 48 of the ACT Unit Titles Ordinance (1970), residents with dogs be charged a quarterly fee to reimburse the cost of removing dog excreta from common land.

PROPOSED: Sylvia Blomfield as Convenor, Body Corporate Committee

SECONDED: Body Corporate Committee

LETS HEAR IT FOR THE DOGS

This is a counterview to the alleged dog 'problem' being outlined in various bits of paper floating round Urambi lately.

I hope it may stir up a few dog owners, dog enjoyers and others who simply don't want too much legislation in our co-operative(?) to come to the meeting on Monday 23rd at 8.15 in the community centre.

I also hope it may put into a better-balanced perspective what I consider to be a considerable over-statement of the problem.

First, to deal with some of the specific points raised:

- . The fear of hydatids is probably unwarranted in Urambi:
 - few dogs would roam as far as the one farm in the area, which does not anyway appear to be littered with sheep carcasses. If there had been an influx of Urambi dogs there, we would have heard about it. The farmer would have indidentified them from their collar tags and complained.
 - I have heard and read about hydatids in the Canberra district for the 31 years I have lived here. During that time, both I and my friends had dogs which occasionally wandered into surrounding paddocks. I have heard of no-one of my most remote acquaintances who has caught hydatids. I suspect Jackie's article refers largely to the full-scale rural areas around Canberra and not Canberra suburbs.
- . Reference to other diseases caught from dogs are simply scare tactics. Many things transmit disease in our society, including human beings. Man has enjoyed dogs as pets and as working animals from time immemorial and lived to tell the tale for the span of his natural life. Fair go!
- . So, dogs may damage some plants and seeds. But then, so do children, some adults and birds. It's just one of the hazards of having plants co-exisiting with other living things. It's also a problem which will diminish as Urambi becomes more established .

→ 2

- . Dogs may knock over rubbish bins and bring things back to Urambi. How about getting tight-fitting lids and wrapping up the rubbish properly? And is some scattered rubbish really a major trauma? In the country, it would be possums causing the problem -- would the same attitude prevail then?
- . Dog turds, I agree, are not a delight, but they are easily disposed of with a shovel -- and much of the earth is made up of various excreta. We surely don't need to be anal obsessive about the odd turd here and there.
- . And as for the occasional bout of barking -- it's probably as irritating as those quadrophonic sound systems belonging to our affluent neighbours. But can't we put up with them a bit? Incessant barking at night is a problem if it occurs. Why not talk to the owner about it -- suggest he/she exercises the dog regularly and keeps it inside at night.
- . Obviously serious attacks must be dealt with. There are laws to deal with this wherever it happens. We don't need our own.
- . I'm not quite sure what constitutes interference in normal deliveries, --it may come under barking and should be dealt with in the same way.

It all boils down to the fact that some people like animals, some people don't, and some people don't care much either way.

Living in society anywhere involves some irritations and discomforts.

In the 'like, don't like, don't care' scenario, you could slot in, as the mood takes you -- children in toto; noisy energetic children early in the morning in common areas; loud intrusive record players; swooping magpies; excreta dropped from lice-ridden birds on the balconies; raffle ticket sellers at 10 p.m., or people who destroy your peace of mind because you wonder what the hell they're going to find offensive and want to control next.

Are we really going to legislate against every irritation of living in a medium density development?

How about a little tolerance? How about a little give and take on both sides?

Perhaps Urambi dog owners with pets who seem to bother others could organise dog/owner obedience classes?

Perhaps people who really feel aggrieved by dogs should look closely at just how real their complaints are, and at how much they simply stem from their own particular dislike of anything to do with dogs. If they then feel they have a genuine complaint about a particular dog, let them approach the owner and work things out between themselves in a reasonably adult way.

But please no more sets of 'rules of behaviour'.

We should remember that, even though we may be dominant, animals do share the world with us -- both the ones we have domesticated, and wild ones. And we might also remember that as well as providing children with enjoyment, owning a dog also gives them a good learning experience -- the responsibility of caring for a dependant creature.

Finally... haven't we all got better things to worry about? I've only bestirred myself because I think this kerfuffle may breed a dangerously intolerant and over-controlling attitude in Urambi? After the dogs ... what next?

P.S. I don't own a dog

Nice Petal house 14

Pets Policy Urambi Village –revised June 2006

Pet Ownership

Pets have been a feature of Urambi Village life since its inception, and the Body Corporate supports their presence subject to certain guidelines.

1. Guidelines

The following guidelines for the keeping of pets are based on consideration for one's neighbours and for the environment

a. Dog Ownership

Dogs are to be:

- i. registered with the ACT Government and carry adequate identification
- ii. de-sexed
- iii. prevented by owners from causing a nuisance to neighbours, such as excessive barking or digging in garden beds
- iv. prevented by owners from roaming unleashed on Urambi common land

Owners are expected to remove their dog's faeces from Urambi common land.

Dog owners are requested to note that the ACT Domestic Animals Act allows for the keeping of no more than 3 dogs per household.

b. Cat ownership:

Cats are to be:

- i. de-sexed
- ii. micro-chipped or tagged for identification
- iii. kept indoors at night to prevent destruction of wildlife
- iv. belled to prevent them killing native birds

c. Other pets:

These pets are to be suitably and hygienically housed within the confines of the owner's unit entitlement, with due consideration to neighbours with respect to noise and olfactory issues.

2. Dealing with pets/owners who do not comply with the guidelines.

The Executive Committee will accept written complaints about nuisance pets and will deal with these complaints. The EC will inform complainants of their rights under the Domestic Animals Act.

3. Pet Register

The Urambi Articles of Incorporation (1981) require that permission be sought from the Body Corporate by owners/tenants to keep pets in Urambi Village. In the past permission to keep pets has been tied to the registration of those pets on the Pet Register. However, the Pet guidelines apply to all pets in the Village, whether or not their presence has been officially registered on the Pet Register.

Urambi Executive Committee June 2006

Ms Deb Fleming
House 61, Urambi Village
Crozier Circuit
Kambah ACT 2902

Dear Deb

There have been complaints about the barking of your dogs. Their barking often is heard in the early hours of the morning, interrupting the sleep of neighbours not only on either side of you, but also on the other side of the spine path.

Following its meeting on 14 April the Executive Committee requests that you take steps within SEVEN days of the date of this letter to prevent your dogs from barking so as to cause a nuisance to neighbours. You are reminded that pets are allowed to remain within Urambi Village only with the consent of the Owners Corporation, and this consent may be withdrawn if any pet is a nuisance.

If you do not comply within the seven day timeframe the Executive Committee will act to have your dogs removed from the Village.

Yours sincerely

Nic Brown
Convener
15 April 2009

31 May 2016

Mr John Mitchell
C/- 63 Rose Scott Circuit
Chisholm ACT 2905



Dear Mr Mitchell

**Unit 3 Units Plan 119 "Urambi Village"
79 – 87 Crozier Circuit, Kambah ACT
Noise Complaints**

Please be advised that our office has received a number of complaints relating to your tenants.

The complaints received to date relate to noise and disturbance from your tenants and listed below is some examples of the complaints.

*"Residents have called to put in a complaint with regards to Unit 3.
They have had to endure loud noises, loud music and drunkenness behaviour.
Police having to be called to the complex because of the disturbance of the residents of unit 3.
Constantly hear abuses and bad language. "*

Please be advised that the Units Titles (Management) Act 2011 states the following:

8 Noise

- 1. A unit owner must not make, or permit to be made, such a noise within the unit as might (in the circumstances) be reasonably likely to cause substantial annoyance to an owner, occupier or user of another unit.***

Therefore it would be appreciated if you would contact your tenant and advise them of the complaints and request them to be mindful of other residents at the complex and ask them to refrain from creating loud noise.

If the matter continues the owners corporation have requested that a breach order be issued to the owner of unit 3.

If you wish to discuss this matter further please feel free to contact our office.

Yours sincerely

CITY STRATA MANAGEMENT

A handwritten signature in black ink that reads "Tony Stevens". The signature is written in a cursive, flowing style.

Tony Stevens
Strata Manager

05 July 2016

Mr John Mitchell
C/- 63 Rose Scott Circuit
Chisholm ACT 2905



Dear Mr Mitchell

**Unit 3 Units Plan 119 "Urambi Village"
79 – 87 Crozier Circuit, Kambah ACT
Noise Complaints**

Please be advised that our office has received a number of complaints relating to your tenants.

The complaints received to date relate to noise and disturbance from your tenants and listed below is some examples of the complaints.

"Residents are continuing to call to put in a complaint with regards to Unit 3. They continue to hear aggressive language, noise and screaming from the unit. The incidents that have affected and concerned other residents the most are the domestic disturbances between the couple and the aggressive nature of the two dogs. Constantly hear abuses and bad language. "

Please be advised that the Units Titles (Management) Act 2011 states the following:
8 Noise

- 1. A unit owner must not make, or permit to be made, such a noise within the unit as might (in the circumstances) be reasonably likely to cause substantial annoyance to an owner, occupier or user of another unit.***

Therefore it would be appreciated if you would contact your tenant and advise them of the complaints and request them to be mindful of other residents at the complex and ask them to refrain from creating loud noise and restrain the dogs and the barking.

This is the second letter of this nature and if the matter continues the owners corporation have requested that a breach order be issued to the owner of unit 3. This order will be issued within seven days if the matter is not resolved and the complaints cease.

If you wish to discuss this matter further please feel free to contact our office.

Yours sincerely
CITY STRATA MANAGEMENT

A handwritten signature in black ink that reads "Tony Stevens". The signature is written in a cursive, flowing style.

Tony Stevens
Strata Manager

14 July 2016

Mr John Mitchell
C/- 63 Rose Street
Chisholm ACT 2905

Units Plan 119

RULE INFRINGEMENT NOTICE

Pursuant to Section 109 of the Unit Titles (Management) Act 2011

Rule 5, Rule 7 & Rule 8 –Use of common property, Use of Unit & Noise

Dear Mr Mitchell

We write on behalf of the Owners Corporation of Units Plan 119.

You are hereby served by the Owners Corporation Units Plan 119, a Rule Infringement Notice under Section 109 of the Unit Titles (Management) Act 2011, in relation to failure to have the nuisance, annoyance and noise of your Unit 3 within Units Plan 119 brought under control.

The Owners Corporation has sent correspondence to you previously in relation:

- | | |
|-------------------|--|
| Date 31 May 2016 | Noise Complaint and police having to be called to the complex because of a disturbance of the residents of unit 3. |
| Date 05 July 2016 | Aggressive language, Domestic Arguments, and the aggressive nature of the two dogs. |

You are advised of the following in accordance with Section 109:

- a) The Owners Corporation believes that Unit 3 is contravening the provisions of Rule 5, 7 & 8 of the registered Rules of the Owners Corporation.
- b) You have failed under Rule 5,7 &8 to remedy any of the noise, or behaviour complaints
- c) The Owners Corporation requests that this unacceptable noise, behaviour & annoyance to many owners be remedied, before any further complaints are received.
- d) If you fail to comply with this notice, (i) you have committed an offence under the provisions of the Unit Titles (Management) Act 2011; and (ii) the Owners Corporation may, without further notice, apply to the ACT Civil & Administrative Tribunal for an order in relation to the failure to comply with this notice.

Please contact the Owners Corporation manager, City Strata Management Pty Ltd, if you require any further information in relation to this notice.

Sincerely,



For and on behalf of the Owners Units Plan 119

Tony Stevens

Owners Corporation Manager

City Strata Management

Pets Policy Urambi Village – revised June 2017

Introduction

Pets have been a feature of Urambi Village life since its inception and the Owners Corporation supports their presence subject to certain guidelines and laws. These are found in the *ACT Domestic Animals Act 2000*, the *Unit Titles (Management) Act 2011*, and the Urambi Village Articles.

These guidelines also are based on consideration for your neighbours and the environment.

Pet Register

By law, written permission must be obtained from the Owners Corporation, through the Executive Committee, to keep pets within Urambi Village.

All pets must be registered on the Pet Register which is maintained by our managing agent.

The *ACT Domestic Animals Act 2000* allows for a maximum of three cats or three dogs to be kept in each household.

Dogs

Dogs are to be:

- Registered with the ACT Government, microchipped, and carry identification in the form of a tag on the collar with owner's name and telephone number.
- De-sexed – puppies at 6 months, mature dogs within one month after entering Urambi.
- Prevented by owners from causing a nuisance to neighbours.
- On a leash at all times on Urambi common land or the golf course.

Owners must remove their dog's faeces from Urambi common land or the golf course.

Cats

Cats are to be:

- De-sexed – kittens at 6 months, mature cats within one month after entering Urambi.
- Microchipped.
- Kept indoors at night to prevent destruction of wildlife.
- Provided with a bell on their collar to reduce the risk that they will kill native birds.

Other pets

Pets other than cats or dogs must be kept within the confines of the owner's unit boundaries, with due consideration to any impact they may have on neighbours.

Dealing with complaints

Residents are encouraged to discuss with neighbours any issues they have regarding companion animals. However, if this is unsuccessful, a complaint may be made to the Executive Committee, which can take action when this is appropriate, including removal of the animal from Urambi.

Complaints can also be registered through the ACT Territory and Municipal Services Directorate under the *ACT Domestic Animals Act 2000*.