



SACAC Guidelines for Pet-Friendly Developments - estates, town house complexes and gated communities

The Purpose of this Guide:

In this guide we offer solutions to the most common barriers to harmonious community living where the keeping of pets is concerned. We trust that these recommendations will enable developers and body corporates to create living spaces that cater for pet owners, without imposing on the convenience of non-pet owners in any way.

10 Pet-Friendly Guidelines for Residential Complexes

1. Meet the needs of pet owners and non-pet owners alike.
2. Make provision for the >50% of home owners who keep pets and promote socially responsible pet ownership.
3. Include in the deed of sale and any rental agreement a section that clearly states the reasonable and consistent rules, complaints procedures, dispute resolution and penalties regarding the keeping of any animal, to which all residents and owners must subscribe.
4. Ensure that all rules comply with local municipal by-laws
5. Employ the services of a qualified animal behaviour specialist or vet to set up a reasonable set of conditions applicable to the specific complex and to help solve and prevent problem cases.
6. Insist on sterilisation of all pets and annual vaccinations with written proof i.e. veterinary certificates. Socialisation classes should be mandatory for all new puppies and dogs.
7. All animals should be clearly identified or tagged externally (collar) and micro-chipped
8. Supply sealed waste disposal containers and plastic bags/gloves for the removal of faeces in all public spaces. An additional pet-owner levy can be considered to fund pet-specific requirements.
9. All dogs should be kept on leads when in public spaces. Larger estates may provide an enclosed off-lead area for dogs for use by informed and responsible pet owners.
10. DO NOT allow the feeding of stray or feral animals unless the whole Body Corporate supports a capture and sterilisation campaign.

What is the South African Companion Animal Council?

It is the only industry-wide non-profit organisation that has, as its core function, the promotion of socially Responsible Pet Ownership (RPO) in South Africa.

The South African Companion Animal Council members believe in the positive experience of owning a pet and that anyone who is able and willing to responsibly care for a pet should be given the opportunity to experience the many benefits that keeping a companion animal can bring to

human beings.

Why should developers take the keeping of pets into account?

South Africans are pet lovers. AMPS® figures show that 30.7% of South African households own at least one dog and 8.4% own at least one cat. If household income is taken into account (those households that can afford to live in secure developments) we find that 51.7% of households with an income >R 20 000pm own dogs and 12.5% own cats. This is clearly a significant proportion of home owners, many of whom desire the safety and security offered by access controlled communities.

Most Common Complaints Related to Dogs

Excessive Barking

Aggression

Public Health and Waste Management

Consider that it is often the smaller dogs that bark the most (JRTs, Daschund's)

Some breeds don't bark

If dogs have access to indoors they are less likely to bark during the day when alone

Excitement barking at homecoming of owner can be successfully managed in most cases

Environmental enrichment can help keep dogs quiet

Dogs usually either bark due to a visual or auditory stimulus - in some cases it is good to have completely enclosed boundaries but in other cases being able to see out actually provides environmental enrichment

Ensure that dogs can be safely kept inside the property – by means of double gates / doors

It is important that all animals are STERILISED.

Most Common Complaints Related to Cats

Most common cat problem: elimination in neighbour's garden and / or house

Cat owners should ideally have cat-proof electrical fencing to keep their own cats in

Must provide cats with appropriate environmental enrichment

It is important that all animals are STERILISED.

Basic Requirements of Pet Ownership

The 10 Points of Responsible Pet Ownership:

1. Make provision for the care of your pet for its entire lifespan
2. Choose your pet carefully to match your lifestyle and home environment
3. Interact positively with your pet every day
4. Provide adequate shelter and protection from harm
5. Feed a specifically prepared pet food to meet your pet's nutritional needs and provide fresh, clean drinking water
6. Take your pet to a veterinarian for a wellness examination at least once a year
7. Ensure that your pet receives regular vaccinations at your local veterinarian throughout its life
8. Always choose a registered preventative treatment against external (fleas and ticks) and internal (worms) parasites and treat your pet regularly
9. Responsible breeders register their breeding pets with a recognised breeders' association
10. All male and female pets should be sterilised if they are not intended to be bred