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CITY OF PERTH
HEALTH LOCAL LAW 2000

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HEALTH ACT 1911
CITY OF PERTH
HEALTH LOCAL LAW 2000

Made by the Council of the City of Perth under section 342 of the *Health Act 1911* in accordance with subdivision 2 of Division 2 of Part 3 of the *Local Government Act 1995*.

PART 1 - PRELIMINARY

Citation

1. These local laws may be cited as the *City of Perth Health Local Law 2000*.

Repeal

2. *The City of Perth Health Local Law 1993* published in the Government Gazette (No. 141) of 15 October 1993, is repealed.

Savings and Transitional

3. Without limiting the operation of the provisions of the *Interpretation Act 1984* the repeal of any local laws by these Local Laws does not affect any document made or anything done under any local laws so repealed, and each such document or thing, so far as it is subsisting or in force at the time of the repeal and could have been made or done under these local laws, shall continue and have effect as if it had been made or done under the corresponding clauses of these Local Laws, and as if that clause had been in effect when that document was made or that thing was done.

Interpretation

4. (1) In these local laws, unless the context otherwise requires -

"Act" means the *Health Act 1911* and includes subsidiary legislation made under the *Health Act 1911*;

"adequate supply of water" means a flow of water of not less than 0.076 litres per second;

"approved" means approved by the Council;

"AS" means Australian Standard published by the Standards Association of Australia;

"Building Code" means the latest edition of the Building Code of Australia published from time to time by, or on behalf of, the Australian Building Codes Board as amended from time to time, but not including explanatory information published with that Code;

"CEO" means the Chief Executive Officer of the City of Perth;

"Council" means the Council of the City of Perth;

"district" means the district of the City of Perth and includes any area placed under the jurisdiction of the Council pursuant to section 22 of the Act;

"dwelling house" means a place of residence containing at least one sleeping room and includes a room or outbuilding separate from, but ancillary to, the building in which the sleeping room is located;

"Environmental Health Officer" means an Environmental Health Officer appointed by the Council under the Act and includes an Acting or Assistant Environmental Health Officer;

"habitable room" means a room used for normal domestic activities, and

- (a) includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, play-room, family room and sun-room; but
- (b) excludes a bathroom, laundry, water closet, pantry, walk-in wardrobe, corridor, lobby, photographic dark room, clothes-drying room, and other spaces of a specialised nature occupied neither frequently nor for extended periods;

"hot water" means water at a temperature of at least 75 degrees Celsius;

"Medical Officer" means the Medical Officer appointed by the Council under the Act and includes an Acting Medical Officer so appointed;

"Morgue" means a place for the temporary reception and keeping of the bodies of the dead awaiting burial or cremation;

"public place" includes every place to which the public ordinarily have access, whether by payment of a fee or not;

"sanitary convenience" includes urinals, water-closets, earth-closets, privies, sinks, baths, wash troughs, apparatus for the treatment of sewage, ash-pits, ash-tubs, or other receptacle for the deposit of ashes, faecal matter, or refuse, and all similar conveniences;

"sewage" means any kind of sewage, nightsoil, faecal matter or urine, and any waste composed wholly or in part of liquid;

"sewer" includes sewers and drains of every description, except drains to which the word "drain" as defined in the Act applies, also water channels constructed of stone, brick, concrete, or any other material, including the property of Council;

"street" includes any highway, and any public bridge, and any road, lane, footway, square, court, alley or passage, whether a thoroughfare or not;

"toilet" means a water closet, earth closet, privy or urinal and includes a room or cubicle in which one or more of these is located;

"valid" in relation to an approval, consent, registration or licence under this local law means current and for which all the associated fees have been paid in full;

"water" means drinking water within the meaning of the Guidelines for Drinking Water Quality In Australia - 1996 as published by the National Health and Medical Research Council and amended and endorsed by the Minister for health from time to time; and

"window" means a glass panel, roof light, glass brick, glass louvre, glazed sash, glazed door, or other device which transmits natural light directly from outside a building to the room concerned when in the closed position.

- (2) Where in these local laws, a duty or liability is imposed on an "owner or occupier", the duty or liability shall be deemed to be imposed jointly and severally on each of the owner or occupier.
- (3) Where under these local laws an act is required to be done or forbidden to be done in relation to any premises, the owner or occupier of those premises has, unless the contrary intention appears, the duty of causing to be done the act so required to be done, or of preventing from being done the act so forbidden to be done, as the case may be.

PART 2 - SANITATION

Division 1 - Sanitary Conveniences

Interpretation

5. In this Part, unless the context otherwise requires -

"festival" includes a fair, function or event;

"organiser" means a person -

- (a) to whom approval has been granted by the Council to conduct the festival; or
- (b) responsible for the conduct of the festival;

"public sanitary convenience" means a sanitary convenience to which the public ordinarily have access, whether by payment of a fee or not; and

"temporary sanitary convenience" means a sanitary convenience, temporarily placed for use by -

- (a) patrons in conjunction with a festival; or
- (b) employees at construction sites or the like.

Dwelling House

- 6. (1) A person shall not use or occupy, or permit to be used or occupied, a dwelling house unless it has at least one toilet.
- (2) A room in which a toilet is located shall have adequate lighting.

Premises other than a Dwelling House

- 7. (1) The owner of premises other than a dwelling house shall not use or occupy, or permit to be used or occupied, premises other than a dwelling house unless -
 - (a) the premises have sanitary conveniences in accordance with the Building Code and this Part;
 - (b) the toilets required by these local laws are situated within a reasonable distance and are easily accessible to the persons for whom they are provided; and
 - (c) the premises have hand wash basins -
 - (i) in accordance with the Building Code;
 - (ii) for the use of persons employed or engaged on the premises;
 - (iii) provided with an adequate supply of water supplied by taps located over each basin;

- (iv) separate from any trough, sink or basin used in connection with any process carried out on the premises; and
 - (v) situated within a reasonable distance of the sanitary conveniences and easily accessible to the person for whom they are provided.
- (2) The occupier of premises other than a dwelling house shall ensure that—
- (a) clean toilet paper is available at all times in each cubicle;
 - (b) a sanitary napkin disposal facility is provided in each toilet set aside for the use of females; and
 - (c) each hand wash basin is provided with -
 - (i) an adequate supply of soap or other hand cleaning substances; and
 - (ii) hand drying facilities, situated adjacent to and visible from the hand basin.

Outdoor Festivals

8. (1) The organiser of an outdoor festival at which not more than 20,000 people are expected to attend shall provide sanitary conveniences in accordance with the following scale -
- (a) for the first 1,000 males -
 - (i) one water closet for each 333;
 - (ii) one urinal stall for each 100; and
 - (iii) one hand wash basin for each 500;
 - (b) for additional males -
 - (i) one water closet for each 500;
 - (ii) one urinal stall for each 100; and
 - (iii) one hand wash basin for each 500;
 - (c) for the first 1,000 females -
 - (i) one water closet for each 77; and
 - (ii) one wash hand basin for each 500; and
 - (d) for additional females -
 - (i) one water closet for each 100; and
 - (ii) one wash hand basin for each 500.

- (2) Where, under subclause (1), the number of a particular sanitary convenience to be provided is not a whole number, that number shall be rounded up to the next higher whole number.
- (3) The organiser of an outdoor festival at which more than 20,000 people are expected to attend shall provide sanitary conveniences of a number as directed by the Council.

Toilets

9. Toilets on premises other than a dwelling house shall, where more than one toilet is provided on the premises, bear, on the entrance to each toilet, a suitable sign indicating for which sex its use is intended.

Temporary Works

10. (a) A person who undertakes temporary work at any place shall provide and maintain for the use of persons engaged, whether as employees or as independent contractors or otherwise, one temporary toilet in accordance with the *Health (Temporary Sanitary Conveniences) Regulations 1997*.
- (b) A person who undertakes temporary work at any place shall at the conclusion of the work or at an earlier time, remove the temporary toilet in accordance with the direction for an Environmental Health Officer and is to ensure the site is left clean.

Maintenance of Sanitary Conveniences and Fittings

11. (1) The occupier of premises shall -
 - (a) keep clean, in good condition and repair; and
 - (b) whenever required by an Environmental Health Officer, effectively disinfect and clean,

all sanitary conveniences including sanitary fittings in or on the premises.

- (2) The owner of premises shall -
 - (a) keep or cause to be kept in good repair; and
 - (b) maintain an adequate supply of water to,

all sanitary conveniences including sanitary fittings in or on the premises.

Ventilation of Toilet

12. (1) A toilet in any premises shall be ventilated in accordance with the *Sewerage (Lighting, Ventilation and Construction) Regulations 1971* and the Building Code.
- (2) A mechanical ventilation system provided under subclause (1) shall be maintained in good working order and condition.

Public Sanitary Conveniences

13. (1) A person shall not -
- (a) foul;
 - (b) damage or vandalise; or
 - (c) write on or otherwise deface,
- a public sanitary convenience or sanitary fixtures or fittings or the premises in or on which the sanitary convenience is located.
- (2) A person using a public sanitary convenience shall where the convenience has been provided by the Council and a charge for its use has been levied, forthwith pay that charge.
- (3) A person shall not live or sleep in or on the premises in which a public sanitary convenience is located or use it for a purpose other than that for which it was intended.

Lighting

14. The owner and occupier of premises in which a sanitary convenience or a public sanitary convenience is located shall provide and maintain adequate electric lighting for persons using the convenience.

Installation

15. (1) Every sanitary convenience shall be installed in accordance with the requirements of the *Metropolitan Water Supply Sewerage and Drainage Act 1909* and shall have an adequate supply of water.
- (2) Every temporary sanitary convenience shall be installed in accordance with the requirements of the *Health (Temporary Sanitary Convenience) Regulations 1997*.

Division 2 - Bathroom, Laundries and Kitchens

Bathrooms

16. (1) A person shall not use or occupy, or permit to be used or occupied, a dwelling house without a bathroom that -
- (a) is adequately lined with an impervious material and has an adequate ceiling;
 - (b) complies with the *Health Act (Laundries and Bathrooms) Regulations*; and
 - (c) is equipped with -
 - (i) a wash hand basin; and
 - (ii) either a shower in a shower recess or a bath.
- (2) All baths, showers, hand basins and similar fittings shall be

provided with an adequate supply of hot and cold water.

Laundries

17. (1) A laundry must conform to the provisions of the Building Code.
- (2) Where, in any building, a laundry is situated adjacent to a kitchen or a room where food is stored or consumed, the laundry shall be separated from the kitchen by a wall extending from the floor to the roof or ceiling.
- (3) Where there is an opening between a laundry and a kitchen or other room where food is stored or consumed, the opening shall -
- (a) not be more than 1220 millimetres wide; and
 - (b) have a door which when closed shall completely fill the opening.

Washing or Keeping of Clothes in Kitchens

18. A person shall not in any kitchen or other place where food is kept -
- (a) wash or permit to be washed any clothing or bedding; or
 - (b) keep or permit to be kept any soiled clothing or bedding.

Kitchens

19. (1) A person shall not use or occupy, or permit to be used or occupied, a dwelling house without a kitchen equipped with -
- (a) an electric, gas or wood stove or other facility or appliance used to cook food;
 - (b) an oven with a capacity of not less than 0.005 cubic metres per person usually accommodated in the dwelling house with a minimum capacity of 0.03 cubic metres; and
 - (c) a sink which shall
 - (i) be at least 380 millimetres long, 300 millimetres wide and 150 millimetres deep; and
 - (ii) have an adequate supply of hot and cold water.
- (2) The occupier of a dwelling house shall ensure that the stove, oven and sink are kept clean, in good order and repair and fit for use.
- (3) A cooking facility shall -
- (a) be installed in accordance with the requirements of the Director of Energy Safety appointed pursuant to the provisions of Section 5 of the *Energy Coordination Act 1994*; and

- (b) not be installed or used in any room other than a kitchen.
- (4) Where mechanical extraction is provided in a kitchen, the exhaust air shall be -
- (a) carried to the outside air as directly as practicable; and
 - (b) ducted throughout.
- (5) In this clause, a "cooking facility" includes a stove, oven, facility or appliance used for or in connection with the cooking of food.

PART 3 - HOUSING AND GENERAL

Division 1 - Maintenance of Dwelling Houses

Dwelling House Maintenance

20. The owner or occupier of a dwelling house shall maintain the dwelling house and any appurtenant buildings in sound condition and fit for use and, in particular, shall -
- (a) maintain all roofs, guttering and downpipes in sound weatherproof condition;
 - (b) maintain any footings, foundations and walls, either external or internal, in a sound condition;
 - (c) replace any missing, broken, decayed or termite-eaten timber or other deteriorated material in any verandah, roof, walls, steps, handrails, floors or their supports with material of sound quality;
 - (d) comply with the directions of an Environmental Health Officer to treat the premises for the purpose of destroying any termites;
 - (e) maintain any brick, stone, mortar or cement work in a sound condition;
 - (f) maintain, repair or replace any flashings or ant caps, which are missing or defective;
 - (g) maintain all ventilators in good order and repair;
 - (h) maintain all floors even in surface and free from cracks;
 - (i) maintain all ceilings, internal wall finishes, skirtings, architraves and other fixtures and fittings complete and with smooth unbroken surfaces;
 - (j) maintain all doors and windows in good working order and weatherproof condition;
 - (k) retain all natural lighting free from any obstruction which would reduce the natural lighting, below the ratio of 10% of the floor area;

- (l) maintain all pipes, fittings and fixtures connected with water supply, drainage or sewerage so that they comply in all respects with the provisions of the *Metropolitan Water Supply, Sewerage and Drainage Act 1909* and any other legal requirements to which they are subject; and
- (m) maintain all electric wiring, gas services and fittings to comply in all respects with the requirements of the Director of Energy Safety appointed pursuant to the provisions of Section 5 of the *Energy Coordination Act 1994*.

Maintenance of Guttering and Downpipes and Disposal of Rainwater

21. The owner or occupier of a dwelling house shall -
- (a) maintain all guttering, downpipes and drains on the premises in a good state of repair, clean and free from obstruction; and
 - (b) not permit any rainwater from the premises to discharge onto or over a footpath, street or other property.

Division 2 - Ventilation of Dwelling Houses

Exemption for Short Term Hostels and Recreational Campsites

22. This Division shall not apply to short term hostels referred to in Division 2 of Part 8.

Overcrowding

23. The owner or occupier of a dwelling house shall not permit -
- (a) a room in the dwelling house that is not a habitable room to be used for sleeping purposes; or
 - (b) a habitable room in the dwelling house to be used for sleeping purposes unless—
 - (i) for every person over the age of 10 years using the room there is at least 14 cubic metres of air space per person; and
 - (ii) for every person between the ages of 1 and 10 years there is at least 8 cubic metres of air space per person; or
 - (c) any garage or shed to be used for sleeping purposes.

Calculate Sufficient Space

24. For the purpose of clause 23, in calculating the space required for each person -
- (a) each room shall be considered separately and sufficient space shall be allowed in each room for the number of persons present in the room at any one time; and
 - (b) a deduction shall be made for the space occupied by furniture,

fittings and projections of the walls into a room.

Ventilation

25. (1) A person shall not use or occupy, or permit to be used or occupied, a dwelling house unless the dwelling house is properly ventilated.
- (2) For the purpose of subclause (1) a dwelling house shall be deemed to be properly ventilated if it complies with the Building Code, including the provision of -
- (a) natural ventilation; or
 - (b) a mechanical ventilation or air-conditioning system complying with AS1668.2.
- (3) The owner of a dwelling house provided with a mechanical ventilation or air-conditioning system shall ensure that the system is -
- (a) maintained in good working condition and in accordance with AS/NZS 3666.2; and
 - (b) in use at all times the building is occupied if it is a building without approved natural ventilation.
- (4) If, in the opinion of the Council, a dwelling house is not properly ventilated, the Council may by notice require the owner of the dwelling house to -
- (a) provide a different, or additional method of ventilation; or
 - (b) cease using the dwelling house until it is properly ventilated.
- (5) The owner shall comply with a notice under subclause (4).
- (6) The owner or occupier of a dwelling house shall make provision for sub-floor ventilation by ensuring that air bricks and other openings are kept clear of refuse, vegetation, building materials, dirt and the like.

Division 3 - Water Supply

Water Supply

26. (1) The owner of a dwelling house shall ensure that it is connected with a separate and independent water supply from the mains of a licensed water service operator or a water supply to the satisfaction of the Council.
- (2) The water supply shall at all times deliver an adequate supply of drinking water to each tap in the dwelling house or on the site on which the dwelling house is located.

Rain Water Tanks

27. The owner or occupier of a dwelling house for which part of the water supply is drawn from a rain water tank shall -
- (a) maintain in a clean condition -
 - (i) the roof forming the catchment for the tank; and
 - (ii) the guttering and downpipes appurtenant to the roof;
 - (b) ensure that each rain water tank is fitted with a tight-fitting mosquito proof cover which shall not be removed at any time except for the purpose of cleaning, repairing or maintaining the tank;
 - (c) at least once in each year, thoroughly clean any tank the water from which is used for human consumption; and
 - (d) when directed by an Environmental Health Officer, empty, clean and disinfect any tank upon the premises, the water from which is used for human consumption.

Wells

28. The owner or occupier of any premises shall not use or permit for human consumption the use of the water of any bore or well unless the bore or well is—
- (a) at least 30 metres from any soak well or other possible source of pollution unless otherwise approved by the Executive Director, Public Health; and
 - (b) covered with a tight-fitting cover without openings of any sort other than those essential for the insertion of a pump.

Pollution

29. A person shall not deposit on or under any land, any sewage, offensive matter or any other things, which may pollute or render unfit for human consumption, water from a well or other underground source.

Division 4 - Secondhand Furniture, Bedding and Clothing

Prohibition on Sale

30. A person shall not offer for sale or sell any secondhand furniture, bedding or clothing, which is filthy or infested with vectors of disease.

Prohibition of Possession

31. A dealer in secondhand furniture, bedding or clothing shall not have on any premises used for the operation of the business any secondhand furniture, bedding or clothing which is filthy or infested with vectors of disease.

*Division 5 - Morgues***Licensing of Morgues**

32. (1) No person, other than the Government, shall own or operate a morgue unless it is licensed by the Council under this Local Law.
- (2) The fee for the licensing of a morgue is the fee as fixed from time to time by the Council under section 344C of the Act.
- (3) An application for licensing of a morgue shall be –
- (a) made in the form prescribed in Schedule 8;
 - (b) forwarded to the CEO together with –
 - (i) the fee as fixed from time to time by the Council under section 344C of the Act;
 - (ii) a floor plan and specifications of the morgue which shall include the following details –
 - (A) the use of each room;
 - (B) the structural finish of each wall, floor and ceiling;
 - (C) the position and type of each fitting and fixture; and
 - (D) all ventilation inlets and outlets.
- (4) A licence shall be in the form set out in Schedule 9 and the Council may impose any conditions it thinks fit upon the licence.
- (5) A licence shall not be granted in respect of any premises unless –
- (a) provision has been made for the keeping of the bodies of the dead at a temperature not exceeding zero degrees Celsius;
 - (b) the walls are constructed of stone or brickwork or other approved material;
 - (c) the interior surface of all walls is covered with glazed tiles or is rendered impervious so as to be non-absorbent and washable;
 - (d) all floors are constructed of some impervious material, having a fall to an outlet discharging over a trapped gully; and
 - (e) the premises are adequately ventilated by direct communication with the outside air.

Inspection of Morgues

33. (1) An Environmental Health Officer –
- (a) may conduct an annual inspection of a morgue;
 - (b) who has reason to believe that the morgue poses a threat to public health may submit a written report to Council outlining the reasons for that belief;
- (2) The Council may impose a fee for the inspection of a morgue.

Revocation of licence

34. (1) Subject to subclause (3), the Council may, at any time, revoke the licence of a morgue for any reason which, in the opinion of the Council, justifies the revocation.
- (2) Without limiting the generality of subclause (1), the Council may revoke a licence upon any one or more of the following grounds–
- (a) that the morgue has not, to the satisfaction of the Council, been kept free from vectors of disease or in a clean, wholesome and sanitary condition;
 - (b) that the proprietor of the morgue has –
 - (i) been convicted of an offence against these local laws in respect of a morgue;
 - (ii) not complied with a requirement of this Part; or
 - (iii) not complied with a condition of licence;
 - (c) that the Council, having regard to a report from the Police Service, is satisfied that the proprietor or manager is not a fit and proper person;
 - (d) that by reason of alterations or additions or neglect to repair and renovate, the condition of the morgue is such as to render it, in the opinion of the Council, unfit to remain registered; and
 - (e) the non-payment, within the time specified by the Council or the CEO, of any fee associated with the licence.
- (3) Before revoking the registration of a morgue under this clause, the Council shall give notice to the proprietor requiring him or her, within a time specified in the notice, to show cause why the registration should not be revoked.
- (4) Whenever the Council revokes the registration of a morgue, it

shall give the proprietor notice of the revocation and the registration shall be revoked as from the date on which the notice is served on the proprietor.

PART 4 WASTE FOOD AND REFUSE

[deleted as amended Government Gazette dated 21 March 2025 No#30]

PART 5 - NUISANCES AND GENERAL

Division 1 - Nuisances

Interpretation

53. In this Division, unless the context otherwise requires -
- "fertiliser" includes manure.

Footpaths etc, to be kept clean

54. An owner or occupier of premises shall keep any footpath, pavement, area or right of way immediately adjacent to the premises clean and clear from refuse and other obstacles which are or have been in the possession or control of the owner or occupier which the owner or occupier has caused or allowed to be on the footpath, pavement, area or right of way.

Escape of Smoke etc.

55. (1) Subject to subclause (2), an owner or occupier of premises shall not cause or permit the escape of smoke, dust, fumes, offensive or foul odours, liquid waste or liquid refuse from the premises in such quantity or of such a nature as to cause or to be a nuisance.
- (2) Subclause (1) does not apply to smoke from the chimney of a private dwelling house.

Public Vehicles to be kept clean

56. The owner or person in control of a public vehicle shall -
- (a) maintain the vehicle at all times -
- (i) in a clean condition; and
- (ii) free from vectors of disease; and
- (b) whenever directed to do so by an Environmental Health Officer, thoroughly clean and disinfect the vehicle as directed.

Prohibition against Spitting

57. A person shall not spit -
- (a) on a footpath, street or public place; or
- (b) in a train, bus or other public transport.

Transportation, Use and Storage of Offal or Blood

58. A person shall not transport or store offal or blood, for the purpose of being used as manure, unless it has been sterilised by steam and properly dried.

Use or Storage of Fertiliser

59. An owner or occupier of premises shall not use or keep for the purpose of use, as fertiliser any -

- (a) pig manure;
- (b) human faeces; or
- (c) urine.

Storage and Dispatch of Artificial Fertiliser

60. An owner or occupier of premises where artificial fertiliser is stored in bulk for sale shall -

- (a) keep all artificial fertiliser in a building -
 - (i) of which the walls, floors and ceilings or undersides of the roof are constructed of durable and non-absorbent materials finished internally with a smooth surface; and
 - (ii) free from damp and properly ventilated;
- (b) take proper precautions to prevent the emission of dust or offensive effluvia from the building; and
- (c) ensure that all artificial fertiliser dispatched from the premises is packed in such a manner as to prevent any nuisance arising during transit.

Storage of Fertiliser in a Dwelling House

61. The owner or occupier of a dwelling house where fertiliser or compost is stored or used shall -

- (a) prevent the escape of odours, dust or particles of fertiliser or compost;
- (b) treat the fertiliser or compost in such a manner as to effectively prevent it attracting or being a breeding place for flies or other vectors of disease; and
- (c) store only such amounts of fertiliser or compost -
 - (i) as can be readily used within a reasonable period; or
 - (ii) as may be directed by the Council.

Cleanliness

62. An owner or occupier of premises in or on which a dog, cat or other animal or bird is kept shall -
- (a) keep the premises free from excrement, filth, food waste and all other matter which is or is likely to become offensive or injurious to health or to attract rats or other vectors of disease;
 - (b) when so directed by an Environmental Health Officer, clean and disinfect the premises; and
 - (c) keep the premises, so far as possible, free from flies or other vectors of disease by spraying with a residual insecticide or other effective means.

Animal Enclosures

63. (1) A person shall not keep or cause or permit to be kept any animals or birds on premises which are not effectively drained or of which the drainage flows to the walls or foundations of any building.
- (2) The owner or occupier of premises where animals or birds are kept shall, when directed by the Council, pave, grade and drain the floors of all structures and the surface of the ground of all enclosures used for the keeping of animals or birds.

Cats

64. (1) Subject to sub-clause (5), a person shall not, without an exemption in writing from the Council, keep more than 3 cats over the ages of 3 months on premises on any land -
- (a) within the residential zone of the City of Perth City Planning Scheme; or
 - (b) used for residential purposes.
- (2) An owner or occupier of premises may apply in writing to the Council for exemption from the requirements of sub-clause (1).
- (3) The Council shall not grant an exemption under this clause unless it is satisfied that the number of cats to be kept will not be a nuisance or injurious or dangerous to health.
- (4) An exemption granted under this clause shall specify -
- (a) the owner or occupier to whom the exemption applies;
 - (b) the premises to which the exemption applies; and
 - (c) the maximum number of cats which may be kept on the premises.
- (5) A person may keep more than 3 cats on premises used for veterinary purposes or as a pet shop.

Slaughter of Animals

65. (1) Subject to subclause (2), a person shall not slaughter any animal within the district.
- (2) Subclause (1) does not apply to euthanasia of animals by veterinarians or other duly authorised persons.

Disposal of Dead Animals

66. (1) An owner or occupier of premises on which there is a dead animal shall immediately remove the carcass and arrange for its disposal at an approved disposal site.
- (2) An owner, or a person having the care, of any animal that dies or is killed in a public or private place shall immediately remove the carcass and arrange for its disposal at an approved disposal site.

Division 3 - Keeping of Large Animals

Interpretation

67. In this Division, unless the context otherwise requires -
- "approved animal" means a horse, cow or large animal the subject of an approval by Council under clause 68;
- "cow" includes an ox, calf or bull;
- "horse" includes an ass, mule, donkey or pony; and
- "large animal" includes a pig, sheep or goat.

Stables

68. (1) An owner or occupier of premises shall not keep a horse, cow or large animal on those premises without the written approval of the Council.
- (2) An owner or occupier of premises who has approval to keep a horse, cow or large animal shall provide for its use a stable, which shall -
- (a) not be situated within 15 metres of a dwelling house or other premises;
 - (b) have a proper separate stall -
 - (i) for each horse or cow; and
 - (ii) the floor area of which shall be a minimum of 6 square metres;
 - (c) have each wall and roof constructed of an impervious material;
 - (d) have on all sides of the building between the wall and

- the roof a clear opening of at least 150 millimetres in height;
- (e) Subject to subclause (3), have a floor, the upper surface of which shall -
 - (i) be raised at least 75 millimetres above the surface of the ground;
 - (ii) be constructed of cement, concrete or other similar impervious materials; and
 - (iii) have a fall of 1 in 100 to a drain that shall empty into a trapped gully situated outside the stable and shall discharge in a manner approved by the Council.
- (3) A stable constructed with a sand floor may be permitted by the Council, subject to the following -
- (a) the site must be well drained with the highest known water table at least 1.5 metres below the sand floor level, which may be achieved artificially;
 - (b) a 300mm thick bed of crushed limestone shall be laid under the sand of the stable;
 - (c) sand whether natural or imported, must be clean, coarse and free from dust;
 - (d) the stable design must allow for the access of small earth moving machinery such as a skid steer loader, into each stall, to maintain the correct floor height;
 - (e) the minimum floor area of each stall shall be not less than 28 square metres and walls shall be not less than 3 metres vertically or 4 metres horizontally;
 - (f) the roofed area of each stall shall not be less than 50 percent of the floor area of the stall.
- (4) The owner or occupier of premises on which a stable is located shall -
- (a) maintain the stable in a clean condition and clean, wash and disinfect it when so directed by an Environmental Health Officer;
 - (b) keep all parts of the stable so far as possible free from flies or other vectors of disease by spraying with a residual insecticide or other effective means; and
 - (c) when so ordered by the Council, spray the stable, or such parts as may be directed, with a residual insecticide.

Proximity of Animals to a Dwelling House

69. The owner or occupier of premises shall not permit an approved animal to approach within 15 metres of a dwelling house.

Manure Receptacle

70. An owner or occupier of premises on which an approved animal is kept shall -
- (a) provide in a position convenient to the stable a receptacle for manure, constructed of an impervious and durable material which has a smooth surface, provided with a tight-fitting hinged cover, and with no part of the base of the receptacle lower than the surface of the adjoining ground;
 - (b) keep the lid of the receptacle closed except when manure is being deposited or removed;
 - (c) cause the receptacle to be emptied at least once a week and as often as may be necessary to prevent it becoming offensive or a breeding place for flies or other insects;
 - (d) keep the receptacle so far as possible free from flies or other insects by spraying with a residual insecticide or other effective means; and
 - (e) cause all manure produced on the premises to be collected daily and placed in the receptacle.

Division 4 - Keeping of Poultry and Pigeons

Interpretation

71. In this Division, unless the context otherwise requires -
- "poultry" includes fowls, peafowls, turkeys, geese, ducks and other domestic fowls;
72. **Application for approval to keep poultry and pigeons**
- (1) An owner or occupier of premises is required to obtain approval from the Council to keep or permit to be kept poultry, pigeons or doves on the premises.
 - (2) An application for a licence to keep poultry, pigeons or doves on the premises shall be –
 - (a) made in writing and shall include:-
 - (i) a plan illustrating the size of the proposed enclosure and its distance from the nearest surrounding buildings; and
 - (ii) the number of each of poultry, pigeons or doves proposed to be kept; and
 - (b) forwarded to the CEO together with the fee, if any, as fixed from time to time by the Council under section 344C of the Act.

- (3) An application for approval to keep poultry or pigeons or doves on premises shall be determined by Council which may—
- (a) approve the application, with or without conditions; or
 - (b) reject the application.

Conditions on Keeping Poultry

73. Unless Council approves otherwise, a person who keeps poultry or permits poultry to be kept shall ensure that -
- (a) no poultry is able to approach within 15 metres of a dwelling house, public building or premises where people are employed or where food is stored, prepared, manufactured or sold;
 - (b) all poultry is kept in a properly constructed and securely fastened structure or enclosure;
 - (c) the structure or enclosure is in a yard having an otherwise unobstructed area of at least 30 square metres; and
 - (d) no poultry is able to approach within 18 metres of a street other than a right of way.

Roosters

74. (1) An owner or occupier of premises shall not -
- (a) without the written approval of the Council; or
 - (b) except in accordance with any conditions imposed by the Council in connection with the approval under paragraph (a),
- keep or permit to be kept a rooster on the premises.
- (2) The Council may, upon written application, grant approval with or without conditions to the owner or occupier of premises to keep on the premises a specified number of roosters.

Pigeons or Doves

75. Unless Council approves otherwise a person who keeps, or permits to be kept, pigeons or doves shall ensure that -
- (a) none is able to approach within 15 metres of a dwelling house, public building or premises where people are employed or where food is stored, prepared, manufactured or sold; and
 - (b) except where registered homing pigeons are freed for exercise, the pigeons or doves are kept in a properly constructed pigeon loft or dove cote that is in a yard having an otherwise unobstructed area of at least 30 square metres.

Removal of Non-Conforming Structure or Enclosure

76. (1) If a structure or enclosure is used for the keeping of poultry or of pigeons or doves contrary to the provisions of clause 73 and clause 75, the Council may direct the owner or occupier to remove it at the owner's or occupier's own cost.
- (2) An owner or occupier shall comply with a direction from the Council under this clause.

Restrictions on Pigeon Nesting or Perching

77. (1) The Council may order an owner or occupier of premises, including a dwelling house, in or on which pigeons are, or are in the habit of, nesting or perching to take adequate steps, at their own cost, to prevent them continuing to do so.
- (2) An owner or occupier shall comply with the Council order under this clause.

Restrictions on feeding pigeons and seagulls

78. (1) The Council may by resolution determine that the feeding of pigeons, doves and seagulls, which are not kept in accordance with this Division, is prohibited within the district or specified part or parts of the district.
- (2) A person shall not feed pigeons, doves or seagulls in the district or specified part or parts of the district, as applicable, in respect of which a resolution has been made under subclause (1) if the City has –
- (a) erected signs in the district or specified part or parts of the district, as applicable, notifying the public that feeding pigeons, doves and seagulls is prohibited; or
 - (b) otherwise notified that person that the feeding of pigeons, doves and seagulls is prohibited in the district or specified part or parts of the district.

Revocation of Approval

79. (1) Subject to subclause (2), the Council may, at any time, revoke the approval to keep or permit to be kept poultry, pigeons or doves for any reason which, in the opinion of the Council, justifies the revocation.
- (2) Before revoking the approval to keep or permit to be kept poultry, pigeons and doves under this clause, the Council shall give notice to the owner or occupier of the premises requiring him or her, within a time specified in the notice, to show cause why the registration should not be revoked.
- (3) Whenever Council revokes the approval to keep or permit to be kept poultry, pigeons or doves, it shall give the owner or occupier of the premises notice of the revocation and the registration shall be revoked as from the date on which the notice is served on the owner or occupier.
- (4) An owner or occupier, must, at his or her own expense, remove

or destroy in the appropriate manner all the poultry, pigeons and/or doves within 14 days of the notice referred to in subclause (3) being served.

Division 5 - Car Parks

Interpretation

80. In this Division, unless the context otherwise requires -

"attendant's booth" means a booth, which is positioned inside a car park for the containment of a parking attendant;

"car park" means premises, or any part of premises, set aside for parking of 3 or more motor vehicles; and

"occupier" means a person having the charge, management or control of a car park.

Ventilation

81. (1) A person shall not use or occupy, or permit to be used or occupied, a car park unless it is ventilated by either -

(a) natural ventilation; or

(b) mechanical means,

in accordance with AS1668.2 Part 2 1991.

(2) If, in the opinion of the Council, a car park is not properly ventilated, the Council may by notice require the occupier within a specified time to -

(a) provide a different or additional method of ventilation; and

(b) cease using the car park until it is properly ventilated.

(3) An occupier shall comply with a notice under subclause (2).

Exhaust Air Discharge Points and Exhaust Registers

82. An owner or occupier shall ensure that -

(1) all exhaust air that is discharged from a car park shall be discharged -

(a) at discharge points -

(i) in accordance with AS1668.2 Part 2 1991; and

(ii) located so that the hourly average exhaust flow rate is not reduced below the minimum requirement of AS1668.2 Part 2 1991;

(2) exhaust registers are located -

(a) as far as possible from the source of supply air; and

- (b) so as to draw effluent away from staff working in the attendant's booth;
- (3) in the case of a car park having a floor level below that of the external ground level, at least 50% of the required exhaust air is drawn into exhaust registers having their bottom edge located within 100 millimetres of the floor level; and
- (4) any mechanical ventilation system is -
 - (a) maintained in good working condition; and
 - (b) in operation at all times when the car park is in use.

Car Park Attendant Booths

83. (1) An owner or occupier shall ensure that an attendant's booth -
- (a) is provided with a fresh air supply ventilation system -
 - (i) with air flow rates that give a minimum of 40 air changes per hour; and
 - (ii) which is in operation whenever the booth is occupied;
 - (b) has intakes for fresh air located and arranged so that under all conditions of normal operation adjacent sources of pollution do not reduce the quality of fresh air;
 - (c) has a capacity of not less than 5 cubic metres;
 - (d) has all windows and doors, except at the toll taking area opening, closed at all times when an attendant is in the booth; and
 - (e) has a toll taking opening that is of a minimum size that is practicably required to carry out the operation of toll paying.
- (2) If, in the opinion of the Council, an attendant's booth is not properly ventilated in accordance with subclause (1), the Council may by notice require the occupier to cease using the booth until it is properly ventilated.
- (3) An occupier shall comply with a notice under subclause (2).

PART 6 - PEST CONTROL

Division 1 - Flies

Interpretation

84. In this Division, unless the context otherwise requires -

"flies" means any of the two-winged insects constituting the order *Diptera* commonly known as flies.

Fly breeding matter not to be left on Premises unless Covered or Treated

85. An owner or occupier of premises shall not place, throw or leave, or permit or cause to be placed, thrown or left, in on or about the premises any matter or thing which is liable to attract or be a breeding place for flies, unless that matter or thing is covered, protected, treated or dealt with in such a manner as to effectively prevent it from attracting or being a breeding place for flies.

Measures to be taken by an Occupier

86. An owner or occupier of premises shall ensure that -
- (a) rubbish receptacles are kept clean and tightly sealed at all times except when refuse is being deposited or emptied;
 - (b) food scraps and uneaten pet food are wrapped tightly and deposited in a rubbish receptacle without delay;
 - (c) lawn clippings used on gardens as mulch are raked out thinly;
 - (d) fertilizers are dug well into the soil;
 - (e) compost heaps are kept well covered;
 - (f) barbecues are kept clean and free from food scraps;
 - (g) anything that is buried and may attract or be a breeding place for flies is covered with at least 100 millimetres of soil; and
 - (h) excrement from pets is collected and properly disposed of without delay.

Officer may give Notice directing measures to be Taken

87. Where in the opinion of an Environmental Health Officer flies are prevalent or are breeding on any premises, the Officer may give to the owner or occupier of the premises notice in writing directing him or her to take, within the time specified in the notice, such measures as in the opinion of the Officer are necessary to -
- (a) control the prevalence;
 - (b) effect the eradication; or
 - (c) effectively prevent the breeding
- of flies.

Council may Execute Work and Recover Costs

88. (1) Where -
- (a) a person is required under this Division or directed by a notice given under clause 87, to execute any work; and
 - (b) that person fails or neglects to comply with the

requirement,

the Council may execute the work and may recover from that person the cost of executing the work, in addition to any penalty for which that person may be liable under these local laws.

- (2) The costs and expenses incurred by the Council in the execution of a power under subclause (1) may be recovered in a court of competent jurisdiction from the person referred to in subclause (1).
- (3) The local government is not liable to pay compensation or damages of any kind to the person referred to in subclause (1) in relation to any action taken by the local government under this clause, other than compensation or damages for loss or damage suffered because the local government acted negligently or in breach of duty.

Division 2 - Mosquitoes

Interpretation

89. In this Division, unless the context otherwise requires -

"mosquitoes" means any of the two-winged insects constituting the family *Diptera Culicidae* commonly known as mosquitoes.

Premises to be kept free of Mosquito Breeding Matter

90. An owner or occupier of premises shall keep the premises free of -

- (a) refuse; and
- (b) water located so as to be,

liable to become the breeding place of mosquitoes.

Measures to be taken by an Owner or Occupier

91. An owner or occupier of premises -

- (a) where there is a fountain, artificial pool, artificial pond or excavation of any kind which contains water suitable for the breeding of mosquitoes, shall take adequate and reasonable measures to prevent mosquitoes breeding; and
- (b) where there is a water tank, well, cistern, vat or barrel, shall -
 - (i) keep it protected with a mosquito-proof cover; and
 - (ii) screen all openings, other than the delivery exit, with wire mesh having openings no larger than 1.2 millimetres.

Measures to be taken by Occupier

92. An occupier of premises where water is kept in a horse trough, poultry drinking vessel or other receptacle shall -

- (a) frequently change the water; and
- (b) keep the water clean and free from vegetable matter and slime.

Removal of Undergrowth or Vegetation

93. (1) Where it appears to the Council that there is, on any premises, undergrowth or vegetation likely to harbour mosquitoes, the Council may direct, orally or in writing, the owner or occupier of the premises to cut down and remove within a specified time the undergrowth or vegetation.
- (2) An owner or occupier of premises shall comply with a direction from, and within the time allowed by, the Council under this clause.

Filling in Excavations etc.

94. Unless written permission to the contrary is obtained from the Council, a person who cuts turf or removes soil or other material from any land shall forthwith ensure that each excavation is filled in with clean sound material and made level with the surrounding surface.

Drains, Channels and Septic Tanks

95. An owner or occupier of land shall -
- (a) cause all drains and channels in or on the land to be kept in good order and free from obstruction; and
 - (b) where a septic tank is installed on the land -
 - (i) apply an approved larvicide according to the directions on the container, into the septic tank system, whenever directed to do so by an Environmental Health Officer; and
 - (ii) provide, and keep in sound condition at all times, wire mesh having openings no larger than 1.2 millimetres covering any inlet vent to the tank.

Drainage of Land

96. An owner or occupier of land upon which there is water liable to become a breeding place for mosquitoes shall, when required by the Council, effectively drain the land and, for that purpose, shall -
- (a) make or provide drains on the land;
 - (b) remove all irregularities in the surface of the land;
 - (c) if necessary, adjust the surface of the land or raise the level of the surface in such a manner that -
 - (i) the water on the land may flow into the drains without obstruction; and
 - (ii) no water shall remain on any portion of the land other

than the drains; and

- (d) keep all drains in good order and free from obstruction.

Division 3 - Rodents

Interpretation

97. In this Division, unless the context otherwise requires -

"rodents" means those animals belonging to the order *Rodentia* and includes rats and mice but does not include animals (other than rats) kept as pets in an enclosure designed for the purpose of keeping as pets animals of that kind.

Measures to be taken to eradicate Rodents

98. (1) An owner or occupier of premises shall at all times take effective measures to eradicate any rodents in or on the premises.
- (2) Without limiting the generality of subclause (1), an owner or occupier of premises, whenever there are indications of the presence of rodents in, on or about the premises, and while such indications continue, shall -
- (a) take effective measures to keep the premises free from rodents including -
 - (i) protecting food stuffs;
 - (ii) using a rodenticide bait or a properly baited trap; and
 - (iii) preventing rodents having access to water on the premises;
 - (b) inspect daily each rodenticide bait or trap used and, whenever a rodent is found, shall -
 - (i) if it is not already dead, kill it immediately; and
 - (ii) dispose of the carcass in such a manner as will not create a nuisance; and
 - (c) take whatever measures for the eradication of rodents as an Environmental Health Officer may from time to time direct.

Waste food etc. to be kept in rodent proof Receptacles

99. A person must not store, or allow to be stored, on any premises, any food, refuse or other waste matter unless it is contained in a rodent proof receptacle or compartment.

Restrictions on materials affording harbourage for Rodents

100. (1) An owner or occupier of premises shall cause -

- (a) any part of the premises; or
- (b) any material, sewer, pipe or other thing in or on the premises,

that might afford access or harbourage to rodents to be altered, repaired, protected, removed or otherwise dealt with so as to prevent it being used as access for, or harbourage of, rodents.

- (2) An Environmental Health Officer may direct, orally or in writing, an owner or occupier of premises to take whatever action that, in the opinion of the Officer, is necessary or desirable to prevent or deter the presence of rodents in or on the premises.
- (3) An owner or occupier shall within the time specified comply with any direction given by an Environmental Health Officer under this clause.

Venues to be cleaned after Use

101. An owner or occupier of a theatre or place of entertainment, whether indoor or outdoor, shall cause the premises to be cleaned immediately after the last occasion on which the premises have been used on that day or, if the use extends after midnight, then immediately after that use.

Restrictions on the Sale or Keeping of Rats

102. (1) Subject to subclause (2) an owner or occupier of premises shall not, on or from those premises -
- (a) keep or permit to be kept a rat; or
 - (b) sell or offer for sale or permit to be sold or offered for sale a rat.
- (2) Subclause (1) shall not prevent the keeping of rats for the purpose of scientific or medical research on premises owned or occupied by -
- (a) a university or school;
 - (b) a person approved by the Council; or
 - (c) a public hospital or a private hospital within the meaning of those expressions in the *Hospitals and Health Services Act, 1927*.
- (3) A person or body specified in subclause (2) that keeps rats for the purpose of scientific or medical research shall -
- (a) at all times ensure that all live rats are kept in the effective control of a person or in locked cages; and
 - (b) if a rat escapes, forthwith comply with the requirements of clause 98 and ensure that all reasonable steps are taken to destroy the rat.

Division 4 - Cockroaches

Interpretation

103. In this Division, unless the context otherwise requires -

"cockroach" means any of the various orthopterous insects commonly known as cockroaches -

Measures to be taken to eradicate Cockroaches

104. (1) An owner or occupier of premises shall take effective measures to eradicate any cockroaches in or on the premises.
- (2) Without limiting the generality of subclause (1), an owner or occupier of premises, whenever there are any indications of the presence of cockroaches in, on or about the premises, and while such indications continue, shall take effective measures to keep the premises free from cockroaches including -
- (a) washing and storing, immediately after use, cooking and eating utensils;
 - (b) wrapping and depositing in a rubbish receptacle without delay all food scraps, uneaten pet food and garbage;
 - (c) properly treating the premises with an insecticide, taking care not to harm the safety of humans and pets or to contaminate food or cooking or eating utensils; and
 - (d) whenever required by an Environmental Health Officer, treating any area with baits or other methods to eradicate cockroaches.

Division 5 - European Wasps

Interpretation

105. In this Division, unless the context otherwise requires -

"European Wasp" means a wasp *Vespula germanica*.

Measures to be taken to keep premises free from European Wasp Nest

106. An owner or occupier of premises shall ensure that the premises are kept free from European Wasp nests and shall -
- (a) immediately notify the Council of any wasps and their nest in, on or about the premises that is suspected to be a European Wasp nest;
 - (b) follow any direction of an Environmental Health Officer for the purpose of destroying the wasp and nest; and
 - (c) assist an Environmental Health Officer, or his or her representative, to trace any nest that may be present in, on or about the premises.

Division 6 - Bee Keeping

Interpretation

107. In this Division, unless the context otherwise requires -

"bees" means an insect belonging to any of the various hymenopterous insects of the super family *Apoidea* and commonly known as a bee;

"footpath" includes a path used by, or set aside or intended for use by, pedestrians, cyclists or both pedestrians and cyclists;

"hive" means a moveable or fixed structure, container or object in which a colony of bees is kept;

"lot" has the meaning given to it in the *Town Planning and Development Act 1928*; and

"private street" means a street, court, alley, lane, yard, passage or thoroughfare,

- (a) which is not dedicated, whether under an Act or at common law, to use as such by the public; and
- (b) which forms a common access to lands or premises, separately occupied; or
- (c) which is accessible from a street, court, alley, lane, yard, passage, thoroughfare, or public place, which is dedicated, whether under an Act or at common law, to use as such by the public.

Limitation on numbers of Hives

108. (1) A person shall not keep or permit the keeping of bees except on a lot in accordance with this Division.
- (2) Subject to subclauses (3) and (4), a person shall not keep or permit the keeping of bees in more than 2 hives on a lot.
- (3) The Council may, upon written application, consent, with or without conditions, to a person keeping bees in more than 2 hives on a lot which is not zoned or classified for residential purposes.
- (4) A person shall comply with any conditions imposed by the Council under subclause (3).
- (5) Subject to subclause (6), the Council may, at any time and for any reason, revoke the consent granted under subclause (3).
- (6) Before revoking a consent given under subclause (3), the Council shall give notice to the person keeping bees allowing him or her, within the time specified in the notice, to show cause why the consent should not be revoked.
- (7) Where the Council revokes a consent under this clause, it shall give the person keeping bees notice of the revocation and the

consent shall be revoked as from the date on which the notice is given to the bee keeper.

- (8) The person keeping bees must, at his or her own expense, remove or destroy in an appropriate manner, all the bees and hives on the lot within 14 days of being given the notice referred in subclause (7).

Restrictions on keeping of Bees in Hives

109. A person shall not keep or permit the keeping of bees in a hive on a lot unless, at all times -

- (a) an adequate and permanent supply of water is provided on the lot within 10 metres of the hives;
- (b) the hive is kept -
- (i) outside, and at least 10 metres from, any building other than a fence;
 - (ii) at least 10 metres from any footpath, street, private street or public place; and
 - (iii) at least 5 metres from the boundary of the lot; and
- (c) the hive is enclosed on all sides by a fence, wall or other enclosure.

Bees which cause a nuisance not to be kept

110. (1) A person shall not keep, or permit the keeping of, bees that cause a nuisance.
- (2) The Council may direct any person to remove any bees or beehives that in the opinion of the Council are causing a nuisance.
- (3) A person shall comply with a direction under subclause (2) within the time specified.

Division 7 – Arthropod Vectors of Disease

Interpretation

111. In this Division, unless the context otherwise requires -

"arthropod vectors of disease" includes -

- (a) fleas (*Siphonaptera*);
- (b) bedbugs (*Cimex lectularius*);
- (c) crab lice (*Phthirus pubis*);
- (d) body lice (*Pediculus humanus var. corporis*); and
- (e) head lice (*Pediculus humanus var. capitis*).

Responsibility of the Owner or Occupier

112. The owner or occupier of premises shall -
- (a) keep the premises and any person residing in or on the premises free from any arthropod vectors of disease; and
 - (b) comply with the direction of an Environmental Health Officer to treat the premises, or anything on the premises, for the purpose of destroying any arthropod vectors of disease.

PART 7 - INFECTIOUS DISEASES**Environmental Health Officer may visit, inspect and report**

113. An Environmental Health Officer -
- (a) may visit and inspect any dwelling house, its occupants, fixtures and fittings; and
 - (b) who has reason to believe that there has been a breach of the Act, any regulation made under the Act or these local laws relating to infectious diseases, shall, as soon as possible, submit a written report on the matter to the Council.

Requirements on owner or occupier to clean, disinfect and disinfest

114. (1) The Council may, by notice in writing, direct an owner or occupier of premises, within the time and in the manner specified in the notice, to clean, disinfect and disinfest -
- (a) the premises; or
 - (b) such things in or on the premises as are specified in the notice,
- or both, to the satisfaction of an Environmental Health Officer.
- (2) An owner or occupier shall comply with a notice given under subclause (1).

Environmental Health Officer may disinfect or disinfest premises

115. (1) Where the Council or the Medical Officer is satisfied that any case of infectious disease has occurred on any premises, the Council or the Medical Officer may direct an Environmental Health Officer, other Council officer or other person to disinfect and disinfest the premises or any part of the premises and anything in or on the premises.
- (2) An owner or occupier of premises shall permit, and provide access to enable, an Environmental Health Officer, other Council officer or other person to carry out the direction given under subclause (1).
- (3) The Council may recover, in a court of competent jurisdiction, the cost of carrying out the work under this clause from the owner or occupier of the premises in or on which the work was

carried out.

- (4) The local government is not liable to pay compensation or damages of any kind to the owner or occupier of premises in relation to any action taken by the local government or any of its staff under this clause, other than compensation or damages for loss or damage suffered because the local government or any or its staff acted negligently or in breach of duty.

Insanitary dwelling houses, premises and things

116. (1) An owner or occupier of any dwelling house or premises shall maintain the dwelling house or premises free from any insanitary condition or thing.
- (2) Where the Council considers that a dwelling house is insanitary, it may, by notice in writing, direct an owner of the dwelling house, within the time and in the manner specified in the notice, to destroy or amend the dwelling house.
- (3) Where an Environmental Health Officer considers that -
 - (a) a dwelling house or premises is not being maintained in a sanitary condition; or
 - (b) any thing is insanitary,the officer may, by notice in writing, direct, as the case may be -
 - (i) the owner or occupier of the dwelling house or premises to amend any insanitary condition; or
 - (ii) the owner or occupier of the thing to destroy or amend it,within the time and in the manner specified in the notice.
- (4) A person to whom a notice has been given under subclauses (2) or (3) shall comply with the terms of the notice.

Medical Officer may authorise disinfecting

117. (1) Where the Medical Officer believes that a person is or may be infected by an infectious disease, the Officer may direct the person to have his or her body, clothing and effects disinfected at a place and in a manner directed by the Medical Officer.
- (2) A person shall comply with any direction of the Medical Officer under this clause.

Persons in contact with an infectious disease sufferer

118. If a person in any dwelling house is, or is suspected of, suffering from an infectious disease, any occupant of the dwelling house or any person who enters or leaves the dwelling house -
 - (a) shall obey such instructions or directions as the Council or the Medical Officer may issue;

- (b) may be removed, at the direction of the Council or the Medical Officer to isolation in an appropriate place to prevent or minimise the risk of the infection spreading; and
- (c) if so removed, shall remain in that place until the Medical Officer otherwise directs.

Declaration of infected dwelling house or premises

119. (1) To prevent or check the spread of infectious disease, the Council or the Medical Officer may from time to time declare any dwelling house or premises to be infected.
- (2) A person shall not enter or leave any dwelling house or premises declared to be infected without the written consent of the Medical Officer or the Council.

Destruction of infected animals

120. (1) The Council, upon being satisfied that an animal is or may be infected or is liable to be infected or to convey infection may, by notice in writing, direct that the animal be examined by a registered veterinary officer and all steps taken to enable the condition to be controlled or eradicated or the animal destroyed and disposed of -
- (a) in the manner and within the time specified in the notice; and
 - (b) by the person in whose possession, or upon whose premises, the animal is located.
- (2) A person who has in his or her possession or upon premises occupied by him or her, an animal that is the subject of a notice under subclause (1) shall comply with the terms of the notice.

Disposal of a body

121. (1) An occupier of premises in or on which is located the body of a person who has died of an infectious disease shall, subject to subclause (2), cause the body to be buried or disposed of in such manner, within such time and with such precautions as may be directed by the Medical Officer.
- (2) A body shall not be removed from premises where death occurred except to a cemetery or morgue.

Council may carry out work and recover costs

122. (1) Where -
- (a) a person is required under this Division or by a notice given under this Division, to carry out any work; and
 - (b) that person fails or neglects to comply with the requirement,
- that person commits an offence and the Council may carry out the work or arrange for the work to be carried out by

another.

- (2) The costs and expenses incurred by the Council in the execution of a power under this clause may be recovered in a court of competent jurisdiction from the person referred to in subclause (1)(a).
- (3) The local government is not liable to pay compensation or damages of any kind to the person referred to in subclause (1) in relation to any action taken by the local government under this clause, other than compensation or damages for loss or damage suffered because the local government acted negligently or in breach of duty.

PART 8 - LODGING HOUSES

Division 1 - Registration

Interpretation

123. (1) In this Part, unless the context otherwise requires -

"bed" means a single sleeping berth only. A double bed provided for the use of couples, shall have the same floor space requirements as two single beds;

"bunk" means a sleeping berth comprising one of two arranged vertically;

"dormitory" means a building or room utilised for sleeping purposes at a short term hostel or recreational campsite;

"keeper" means a person whose name appears on the register of keepers, in respect of a lodging house, as the keeper of that lodging house;

"lodger" means a person who obtains, for hire or reward, board or lodging in a lodging house;

"lodging house" includes a recreational campsite, a serviced apartment and a short term hostel;

"manager" means a person duly appointed by the keeper in accordance with this Division to reside in, and have the care and management of, a lodging house;

"recreational campsite" means a lodging house:

- (a) situated on a campsite principally used for:
 - (i) recreational, sporting, religious, ethnic or educational pursuits; or
 - (ii) conferences or conventions; and
- (b) where the period of occupancy of any lodge is not more than 14 consecutive days

and includes youth camps, youth education camps, church camps and riding schools but does not include a camp or caravan within the meaning of the *Caravan Parks and Camping Grounds Act 1995*;

"register of lodgers" means the register kept in accordance with section 157 of the Act and this Part;

"resident" means a person, other than a lodger, who resides in a lodging house;

"serviced apartment" means a lodging house in which each sleeping apartment, or group of sleeping apartments in common occupancy, is provided with its own sanitary conveniences and may have its own cooking facilities; and

"short term hostel" means a lodging house where the period of occupancy of any lodger is not more than 14 consecutive days and shall include youth hostels and backpacker hostels;

"vector of disease" means an arthropod or rodent that transmits or may transmit by biological or mechanical means, an infectious agent from a source or reservoir to a person, and includes fleas, bedbugs, crab lice, body lice and head lice.

- (2) Where in this Part an act is required to be done or forbidden to be done in relation to any lodging house, the keeper of the lodging house has, unless the contrary intention appears, the duty of causing to be done the act so required to be done, or of preventing from being done the act so forbidden to be done, as the case may be.

Lodging House not to be kept unless registered

124. A person shall not keep or cause, suffer or permit to be kept a lodging house unless -

- (a) the lodging house is constructed in accordance with the requirements of this Part;
- (b) the lodging house is registered by the Council under clause 126;
- (c) the name of the person keeping or proposing to keep the lodging house is entered in the register of keepers; and
- (d) either -
 - (i) the keeper; or
 - (ii) a manager who, with the written approval of the Council, has been appointed by the keeper to have the care and management of the lodging house,

resides or intends to reside continuously in the lodging house whenever there is one or more lodgers in the lodging house.

Application for registration

125. An application for registration of a lodging house shall be -
- (a) in the form prescribed in Schedule 1;
 - (b) duly completed and signed by the proposed keeper; and
 - (c) accompanied by -
 - (i) the fee as fixed from time to time by Council under section 344C of the Act; and
 - (ii) detailed plans and specifications of the lodging house.

Approval of application

126. The Council may approve, with or without conditions, an application under clause 124 by issuing to the applicant a certificate in the form of Schedule 2.

Renewal of registration

127. A person who keeps a lodging house that is registered under this Part shall -
- (a) during the month of June in each year apply to the Council for the renewal of the registration of the lodging house; and
 - (b) pay the fee as fixed from time to time by Council under section 344C of the Act at the time of making each application for renewal.

Notification upon sale or transfer

128. If the owner of a lodging house sells or transfers or agrees to sell or transfer the lodging house to another person, he or she shall, within 14 days of the date of sale, transfer or agreement, give to the CEO, in the form of Schedule 3 written notice of the full name, address and occupation of the person to whom the lodging house has been, or is to be, sold or transferred.

Revocation of registration

129. (1) Subject to subclause (3), the Council may, at any time, revoke the registration of a lodging house for any reason that, in the opinion of the Council, justifies the revocation.
- (2) Without limiting the generality of subclause (1), the Council may revoke a registration upon any one or more of the following grounds -
- (a) that the lodging house has not, to the satisfaction of Council, been kept free from vectors of disease or in a clean, wholesome and sanitary condition;
 - (b) that the keeper has -

- (i) been convicted of an offence against these local laws in respect of the lodging house;
 - (ii) not complied with a requirement of this Part;
 - (iii) not complied with a condition of registration; or
 - (iv) not paid, within the time specified by the Council or the CEO, any fee associated with the registration.
- (c) that the Council, having regard to a report from the Police Service, is satisfied that the keeper or manager is not a fit and proper person; and
- (d) that, by reason of alterations or additions or neglect to repair and renovate, the condition of the lodging house is such as to render it, in the opinion of the Council, unfit to remain registered.
- (3) Before revoking the registration of a lodging house under this clause, the Council shall give notice to the keeper requiring him or her, within a time specified in the notice, to show cause why the registration should not be revoked.
- (4) Whenever the Council revokes the registration of a lodging house, it shall give the keeper notice of the revocation and the registration shall be revoked as from the date on which the notice is served on the keeper.

Division 2 - Construction and Use Requirements

General Construction Requirements

130. The general construction requirements of a lodging house shall comply with the Building Code.

Sanitary conveniences

131. (1) For the purposes of this clause –

"communal toilet" means a room which has more than one toilet with each toilet being divided from the other toilets with a cubicle surrounding it, whether or not the walls of that cubicle extend to the floor or the ceiling or both of the room;

"communal bathroom" means a room which has more than one shower or more than one bath or any combination of more than one shower and one bath, whether or not they are divided by cubicles, designed with the intention that the bathroom may be used by more than one person at any particular time;

"individual toilet" means a room that has walls extending from the floor to the ceiling and contains a single toilet;

"individual bathroom" means a room which has only one shower or only one bath or only one shower and only one bath and is designed to be used by only one person at any particular time;

- (2) A keeper shall maintain in good working order and condition and in convenient positions on the premises -
- (a) one or more communal toilets, and/or one or more individual toilets; and
 - (b) one or more communal bathrooms, and/or one or more individual bathrooms, each fitted with a shower, bath and wash basin,
- in accordance with the requirements of the Building Code.
- (3) A bathroom or toilet that is used as a private bathroom or toilet to the exclusion of other lodgers or residents shall not be counted for the purposes of subclause (1).
- (4) Each bath, shower and hand wash basin shall be provided with an adequate supply of hot and cold water.
- (5) The walls of each shower and bath shall be of an impervious material to a minimum height of 1.8 metres above the floor level.
- (6) Subject to subclause (8) each communal toilet and communal bathroom shall –
- (a) be so situated, separated and screened as to ensure privacy;
 - (b) be apportioned to each sex;
 - (c) have a distinct sign displayed in a prominent position denoting the sex for which the communal toilet or communal bathroom is provided; and
 - (d) be provided with adequate electric lighting.
- (7) Subject to subclause (8) each individual toilet and individual bathroom shall –
- (a) be so situated, separated and screened so as to ensure privacy;
 - (b) be fitted with a mechanism by which the door may be locked from inside the individual toilet or individual bathroom as approved by an Environmental Health Officer; and
 - (c) be provided with adequate electric lighting.
- (8) Subclauses (6) and (7) do not apply to a serviced apartment.

Laundry

132. (1) A keeper shall -
- (a) subject to subclause (2):

- (i) in the case of a recreational campsite, provide on the premises a laundry consisting of at least one 4.5 litre stainless steel trough; and
 - (ii) in any other case provide on the premises a laundry unit for each 15 lodgers;
 - (b) at all times maintain each laundry in a proper sanitary condition and in good repair;
 - (c) provide an adequate supply of hot and cold water to each wash trough, sink, copper and washing machine; and
 - (d) ensure that the floor area of each laundry is surfaced with an impervious material with an even fall to a floor waste.
- (2) The Council may approve the provision of a reduced number of laundry units if suitable equipment of a commercial type is installed.
- (3) In this clause:

'laundry unit' means a group of facilities consisting of:

- (a) a washing machine with a capacity of not less than 4 kilograms of dry clothing;
- (b) one wash trough of not less than 36 litres capacity, connected to both hot and cold water; and
- (c) either an electric drying cabinet or not less than 30 metres of clothes line,

and for which a hot water system is provided that:

- (d) is capable of delivering 136 litres of water per hour at a temperature of at least 75°C for each washing machine provided with the communal facilities; and
- (e) has a delivery rate of not less than 18 litres per minute of each washing machine.

Kitchen

133. The keeper of a lodging house shall provide in that lodging house a kitchen which -
- (a) has a minimum floor area of, -
 - (i) where lodgers prepare their own meals - 0.65 square metres per person;
 - (ii) where meals are provided by the keeper or manager - 0.35 square metres per person; or
 - (iii) where a kitchen and dining room are combined - 1 square

metre per person,

but in any case not less than 16 square metres;

- (b) has adequate -
 - (i) food storage facilities and cupboards to prevent contamination of food, or cooking or eating utensils, by dirt, dust, flies or other vectors of disease of any kind; and
 - (ii) refrigerator space for storage of perishable goods;
- (c) complies with the requirements of the *Health (Food Hygiene) Regulations 1993*; and
- (d) has a wash hand basin and a double bowl sink, each provided with an adequate supply of hot and cold water.

Cooking Facilities

134. (1) The keeper of a lodging house where lodgers prepare their own meals shall provide a kitchen with electrical, gas or other stoves and ovens approved by the Council in accordance with the following table -

No of Lodgers	Ovens	4 Burner Stoves
1 - 15	1	1
16 - 30	1	2
31 - 45	2	3
46 - 60	2	4
Over 60	2	4 + 1 for each additional 15 lodgers (or part thereof) over 60

- (2) The keeper of a lodging house where meals are provided by the keeper or manager shall provide a kitchen with cooking appliances of a number and type approved by the Council.

Dining Room

- 135 The keeper of a lodging house shall provide in that lodging house a dining room -

- (a) located in close proximity to, or combined with, the kitchen;
- (b) the floor area of which shall be not less than the greater of -
 - (i) 0.5 square metres per person; or
 - (ii) 10 square metres; and
- (c) which shall be -
 - (i) adequately furnished to accommodate, at any one time, half of the number of lodgers; and
 - (ii) provided with a suitable floor covering.

Lounge Room

136. The keeper of a lodging house shall provide in that lodging house a lounge room -
- (a) with a floor area of, -
 - (i) where the lounge is not combined with the dining room - not less than 0.6 square metres per person; or
 - (ii) where the lounge room is combined with a dining room - not less than 1.2 square metres per person,but in either case having a minimum of 13 square metres; and
 - (b) which shall be -
 - (i) adequately furnished to accommodate, at any one time, half of the number of lodgers; and
 - (ii) provided with a suitable floor covering.

Fire prevention and control

137. (1) A keeper shall -
- (a) in each passage in the lodging house provide an emergency light -
 - (i) in such a position and of such a pattern, as approved by the Council; and
 - (ii) which shall be kept separate from the general lighting system and kept illuminated during the hours of darkness;
 - (b) provide an approved fire blanket positioned within 2 metres of the cooking area in each kitchen; and
 - (c) ensure that each exit sign and fire-fighting appliance is clearly visible, accessible and maintained in good working order at all times.
- (2) A keeper shall ensure that all buildings comprising the lodging house are fitted with fire protection equipment in accordance with the Building Code of Australia.

Obstruction of passages and stairways

138. A keeper shall not cause, suffer or permit furniture, fittings or other things to be placed either temporarily or permanently in or on -
- (a) a stairway, stair landing, fire-escape, window or common passageway; or
 - (b) part of the lodging house in common use or intended or adapted for common use,
- in such a manner as to form an obstruction to the free passage of

lodgers, residents or persons in or occupying the lodging house.

Fitting of locks

139. A person shall not fit, or cause or permit to be fitted, to an exit door a lock or other device which prevents the door being opened from within a lodging house.

Restriction on use of rooms for sleeping

140. (1) Subject to subclause (3) and clause 154, a keeper shall not use or permit to be used as a sleeping apartment a room in a lodging house -

- (a) which contains food;
- (b) which contains or is fitted with a cooking appliance or kitchen sink;
- (c) which is used as a kitchen, scullery, store room, dining room, general sitting room or lounge room or for the preparation or storage of food;
- (d) which is not reasonably accessible without passing through a sleeping or other room in the private occupation of another person;
- (e) which, except in the case of a short term hostel or recreational campsite contains less than 5.5 square metres of clear space for each lodger occupying the room;
- (f) which is naturally illuminated by windows, which have an area of less than 10% of the floor area of the room;
- (g) which has an unobstructed ventilating area, which is less than 5% of the floor area of the room;
- (h) in which the lighting or ventilation referred to in paragraphs (f) and (g) is obstructed or is not in good and efficient order;
- (i) which is not free from internal dampness;
- (j) of which any part of the floor is below the level of the adjoining ground; or

unless otherwise approved by the Council.

- (2) For the purposes of this clause, two children under the age of 10 years shall be counted as one lodger.
- (3) Paragraphs (a), (b) and (c) of subclause (1) shall not apply to a serviced apartment.

Sleeping Accommodation - Short Term Hostels and Recreational Campsites

141. (1) A keeper of a short term hostel or recreational campsite shall provide clear floor space of not less than -
- (a) 4 square metres per person in each dormitory utilising beds;
 - (b) 2.5 square metres per person in dormitories utilising bunks.
- (2) The calculation of floor space in subclause (1), shall exclude the area occupied by any large items of furniture, such as wardrobes, but may include the area occupied by beds.
- (3) The minimum height of any ceiling in a short term hostel or recreational campsite shall be 2.4 metres in any dormitory utilising beds and 2.7 metres in any dormitory utilising bunks.
- (4) The minimum floor area requirements in subclause (1) will only apply if there is ventilation, separation distances, fire egress and other safety requirements in accordance with the Building Code.
- (5) The keeper of any short term hostel or recreational campsite shall provide:
- (a) beds with a minimum size of –
 - (i) in short term hostels – 800 millimetres x 1.9 metres;
 - (ii) in recreational campsites – 750 millimetres x 1.85 metres;
 - (b) storage space for personal effects, including backpacks, so that cleaning operations are not hindered and access spaces are not obstructed.
- (6) The keeper of any short term hostel or recreational campsite shall:
- (a) arrange at all times a distance of 750 millimetres between beds and a distance of 900 millimetres between bunks;
 - (b) ensure that where bed or bunk heads are placed against the wall on either side of a dormitory, there is a passageway of at least 1.35 metres between each row of beds and a passageway of at least 2 metres between each row of bunks. The passageway shall be kept clear of obstruction at all times;
 - (c) ensure all doors, windows and ventilators are kept free of obstruction.
- (7) The keeper of any short term hostel or recreational campsite shall ensure that:

- (a) materials used in dormitory areas comply with AS 1530.2 and AS 1530.3 as follows:-

drapes, curtains, blinds and bed covers - a maximum Flammability Index of 6;

upholstery & bedding - a maximum Spread of Flame Index of 6;

- a maximum Smoke Developed Index of 5;

floor coverings - a maximum Spread of Flame Index of 7.

- a maximum Smoke Developed Index of 5;

Fire retardant coatings used to make a material comply with these indices must be -

- (i) certified by the manufacturer as approved for use with the fabric to achieve the required indices;
- (ii) certified by the manufacturer to retain its fire retardant effect after a minimum of 5 commercial dry cleaning or laundering operations carried out in accordance with AS 2001.5.4-1987, Procedure 7A, using ECE reference detergent; and
- (iii) certified by the applicator as having been carried out in accordance with the manufacturer's specification,

- (b) emergency lighting is provided in accordance with the Building Code;

- (c) a lodger or other persons does not smoke in any dormitory, kitchen, dining room or other enclosed public place, within a short term hostel or recreational campsite; and

- (d) all mattresses are fitted with a mattress protector.

Furnishing etc. of sleeping apartments

142. (1) A keeper shall -

- (a) furnish each sleeping apartment with a sufficient number of beds and sufficient bedding of good quality;

- (b) ensure that each bed -

- (i) has a bed head, mattress and pillow; and

- (ii) except in the case of youth hostels and backpackers hostels, is provided with a pillow case, two sheets, a blanket or rug and, from the 1st day of May to the 30th day of September, not less than one additional blanket or rug; and

- (c) in the case of youth hostels and backpackers hostels ensure that there is for each bed a pillow case, two sheets and two blankets available for the use of lodgers either free of charge or upon payment of a fee;
 - (d) in the case of youth hostels and backpackers hostels ensure that lodgers use some form of bedding to cover the pillow and mattress;
 - (e) except in the case of youth hostels and backpackers hostels furnish each bedroom so that there are adequate storage facilities for lodgers' belongings within the room; and
 - (f) in the case of youth hostels and backpackers hostels ensure that there is a room or rooms provided for the storage of lodgers' luggage.
- (2) A keeper shall not cause, suffer or permit any tiered beds or bunks to be used in a sleeping apartment other than in a lodging house used exclusively as a short term hostel or recreational campsite.

Ventilation

143. (1) If, in the opinion of an Environmental Health Officer, a kitchen, bathroom, toilet, laundry or habitable room is not adequately or properly ventilated, he or she may direct the keeper to provide a different or additional method of ventilation.
- (2) The keeper shall comply with any direction given under subclause (1) within such time as directed.

Numbers to be placed on Doors

144. (1) A keeper shall place or cause to be placed on the outside of the doors of all rooms available to lodgers in the lodging house, serial numbers so that -
- (a) the number "1" is placed on the outside of the door of the room nearest to the front or main entry door of the lodging house; and
 - (b) the numbers continue in sequence throughout each floor (if there is more than one) of the lodging house.
- (2) The numbers to be placed on the doors under subclause (1) shall be -
- (a) not less than 40 millimetres in height;
 - (b) 1.5 metres from the floor; and
 - (c) permanently fixed either by being painted on the doors or shown by other legible means.

Division 3 - Management and Care

Keeper or manager to reside in the lodging house

145. Whenever there is one or more lodgers in a lodging house, a keeper or manager shall -
- (a) reside continuously in the lodging house; and
 - (b) not be absent from the lodging house unless he or she arranges for a reputable person to have the care and management of the lodging house.

Register of lodgers

146. (1) A keeper shall keep a register of lodgers in the form of Schedule 4.
- (2) The register of lodgers shall be -
- (a) kept in the lodging house; and
 - (b) open to inspection at any time on demand by any member of the Police Service or by an Environmental Health Officer.

Keeper report

147. A keeper shall, whenever required by the Council, report to the Council, in the form of Schedule 5, the name of each lodger who lodged in the lodging house during the preceding day or night.

Certificate in respect of sleeping accommodation

148. (1) The Council may issue to a keeper a certificate, in respect of each room, which shall be in the form of Schedule 6 or 7.
- (2) The certificate issued under subclause (1) shall specify the maximum number of persons who shall be permitted to occupy each room as a sleeping apartment at any one time.
- (3) When required by the Council, a keeper shall exhibit the certificate issued under this clause in a conspicuous place in the room to which the certificate refers.
- (4) A person shall not cause, suffer or permit a greater number of persons than is specified on a certificate issued under this clause to occupy the room to which it refers.

Duplicate keys and inspection

149. Each keeper and manager of a lodging house shall -
- (a) retain possession of a duplicate key to the door of each room; and
 - (b) when required by an Environmental Health Officer, open the door of any room for the purposes of inspection by the Officer.

Room occupancy

150. (1) A keeper shall not -
- (a) cause, suffer or permit more than the maximum number of persons permitted by the Certificate of Registration of the lodging house to be lodged at any one time in the lodging house;
 - (b) cause, suffer or permit to be placed or kept in any sleeping apartments -
 - (i) a larger number of beds; or
 - (ii) a larger quantity of bedding,than is required to accommodate and provide for the maximum number of persons permitted to occupy the sleeping apartment at any one time; and
 - (c) use or cause, suffer or permit to be used for sleeping purposes a room that -
 - (i) has not been certified for that purpose; and
 - (ii) the Council or the Medical Officer has forbidden to be used as a sleeping apartment.
- (2) For the purpose of this clause, two children under 10 years of age shall be counted as one lodger.

Maintenance of a room by a lodger or resident

151. (1) A keeper may permit, or contract with, a lodger or resident to service, clean or maintain the room or rooms occupied by the lodger or resident.
- (2) Where permission is given or a contract entered into under subclause (1), the keeper shall -
- (a) inspect each room the subject of the permission or agreement at least once a week; and
 - (b) ensure that each room is being maintained in a clean condition.
- (3) A lodger or resident who contracts with a keeper to service, clean or maintain a room occupied by him or her, shall maintain the room in a clean condition.

Cleaning and maintenance requirements

152. (1) A keeper of a lodging house shall -
- (a) maintain in a clean, sound and undamaged condition-
 - (i) the floor, walls, ceilings, woodwork and painted surfaces;

- (ii) the floor coverings and window treatments; and
 - (iii) the toilet seats;
- (b) maintain in a clean condition and in good working order -
 - (i) all fixtures and fittings; and
 - (ii) windows, doors and door furniture;
- (c) ensure that the internal walls of each bathroom and toilet are painted so as to maintain a smooth impervious washable surface;
- (d) whenever there is one or more lodgers in a lodging house ensure that the laundry floor is cleaned daily;
- (e) ensure that -
 - (i) all bed linen, towels, and house linen in use is washed at least once a week;
 - (ii) within a reasonable time of a bed having been vacated by a lodger or resident, the bed linen is removed and washed;
 - (iii) a person does not occupy a bed that has been used by another person unless the bed has been provided with clean bed linen;
 - (iv) all beds, bedsteads, blankets, rugs, covers, bed linen, towels, house linen and floor coverings are kept clean, in good repair and free from vectors of disease;
 - (v) when any vectors of disease are found in a bed, furniture, floor covering, room or sleeping apartment, immediate effective action is taken to eradicate the vectors of disease; and
 - (vi) a room that is not free from vectors of disease is not used as a sleeping apartment;
- (f) when so directed by the Council, ensure that -
 - (i) a room, together with its contents, and any other part of the lodging house, is cleaned and disinfected; and
 - (ii) a bed or other article of furniture is removed from the lodging house and properly disposed of;
- (g) ensure that the yard is kept clean at all times;
- (h) provide all bedrooms, passages, common areas, toilets, bathrooms and laundries with adequate lighting; and

- (i) comply with any direction, whether orally or in writing, given by the Council or an Environmental Health Officer.
- (2) In this clause -
- "bed linen" includes sheets and pillow cases and in the case of a short term hostel or recreational campsite, mattress protectors.

Responsibilities of lodgers and residents

153. A lodger or resident shall not -

- (a) use any room available to lodgers -
 - (i) as a shop, store or factory; or
 - (ii) for manufacturing or trading services;
- (b) keep or store in or on the lodging house any goods or materials which are inflammable, obnoxious or offensive;
- (c) use a bath or wash hand basin other than for ablutionary purposes;
- (d) use a bathroom facility or fitting for laundry purposes;
- (e) use a sink installed in a kitchen or scullery for any purpose other than the washing and cleaning of cooking and eating utensils, other kitchenware and culinary purposes;
- (f) deposit rubbish or waste food other than into a proper rubbish receptacle;
- (g) in a kitchen or other place where food is kept -
 - (i) wash or permit the washing of clothing or bedding; or
 - (ii) keep or permit to be kept any soiled clothing or bedding;
- (h) subject to clause 154 -
 - (i) keep, store, prepare or cook food in any sleeping apartment; or
 - (ii) unless sick or invalid and unable to leave a sleeping apartment for that reason, use a sleeping apartment for dining purposes;
- (i) place or keep, in any part of a lodging house, any luggage, clothing, bedding, that is infested with vectors of disease;
- (j) store or keep such a quantity of furniture, material or goods within the lodging house -
 - (i) in any kitchen, living or sleeping apartment so as to

- prevent the cleaning of the floors, walls, fittings or fixtures; or
- (ii) in a sleeping apartment so as to decrease the air space to less than the minimum required by this Part;
 - (k) obstruct or prevent the keeper or manager from inspecting or examining the room or rooms occupied by the lodger or resident; and
 - (l) fix any fastener or change any lock to a door or room without the written approval of the keeper.

Approval for storage of food

154. (1) The Council may -
- (a) upon written application from a keeper, approve the storage of food within a refrigerator or sealed container in a sleeping apartment; and
 - (b) withdraw the approval if a nuisance or vector of disease infestation is found to exist in the lodging house.
- (2) The keeper of a serviced apartment may permit the storage and consumption of food within that apartment if suitable storage and dining facilities are provided.

PART 9 - OFFENSIVE TRADES

Division 1 - General

Interpretation

155. In this Part, unless the context otherwise requires -

"occupier" in relation to premises includes the person registered as the occupier of the premises in the Schedule 18 Certificate of Registration;

"offensive trade" means any one or more of the trades, businesses or occupations usually carried on, in or connected with, the following works or establishments -

- (a) flock factories;
- (b) laundries, dry cleaning premises and dye works;
- (c) any trade as defined by section 186 of the Act; and

"premises" includes dwelling houses.

Consent to Establish an Offensive Trade

156. (1) A person seeking the consent of the Council under section 187 of the Act to establish an offensive trade shall -
- (a) advertise notice of his intention to apply for consent in accordance with clause 157; and

- (b) lodge with the CEO an application in the form of Schedule 10.
- (2) A person who makes a false statement in an application under this clause shall be guilty of an offence.

Notice of Application

157. A notice required under subclause 156(1)(a) shall -
- (a) contain the name and address of the person who intends to make the application;
 - (b) contain a description of the nature of the offensive trade;
 - (c) contain details of the premises in or upon which it is proposed to carry on the proposed trade; and
 - (d) be made in a manner acceptable to the Council at least two weeks but not more than one month before the application under clause 156(1)(b) is lodged with the CEO. Advertising in a Perth daily newspaper is deemed acceptable.

Registration of Premises

158. An application for the registration of premises pursuant to section 191 of the Act shall be -
- (a) in the form of Schedule 11;
 - (b) accompanied by the fee prescribed in *the Offensive Trade (Fees) Regulations 1976*; and
 - (c) lodged with the CEO.

Certificate of Registration

159. Upon the registration of premises for the carrying on of an offensive trade, the Council shall issue to the applicant a certificate in the form of Schedule 12.

Change of Occupier

160. Where there is a change of occupier of the premises registered pursuant to this Division, the new occupier shall forthwith notify the CEO in writing of such change.

Alterations to Premises

161. While any premises remain registered under this Division, a person shall not, without the written permission of the Council, make or permit any change or alteration whatever to the premises.

Occupier Includes Employee

162. Where in any clause contained in this Part a duty is imposed upon the occupier of premises in or upon which an offensive trade is carried on, the reference to the occupier shall be interpreted to include the

employees of the occupier and any employee committing a breach of any provision of this Part shall be liable to the same penalties as if he were the occupier.

Division 2 - General Duties of an Occupier

Interpretation

163. In this Division, unless the context otherwise requires -

"occupier" means the occupier, or where there is more than one occupier, each of the occupiers of the premises in or upon which an offensive trade is carried on; and

"the premises" means those premises in or upon which an offensive trade is carried on.

Cleanliness

164. The occupier shall -

- (a) keep or cause to be kept in a clean and sanitary condition and in a state of good repair the floors, walls and ceilings and all other portions of the premises;
- (b) keep or cause to be kept in a clean and sanitary condition and in a state of good repair all fittings, fixtures, appliances, machinery, implements, shelves, counters, tables, benches, bins, cabinets, sinks, drain boards, drains, grease traps, tubs, vessels and other things used on or in connection with the premises;
- (c) keep the premises free from any unwholesome or offensive odour arising from the premises;
- (d) maintain in a clean and tidy condition all yards, footpaths, passage ways, paved areas, stores or outbuildings used in connection with the premises; and
- (e) clean daily and at all times keep and maintain all sanitary conveniences and all sanitary fittings and grease traps on the premises in a clean and sanitary condition.

Rats and other vectors of disease

165. The occupier shall -

- (a) take all reasonably practicable measures to ensure that the premises are kept free from rodents, cockroaches, flies, and other vectors of disease; and
- (b) provide in and on the premises all effective means and methods for the eradication and prevention of rodents, cockroaches, flies, and other vectors of disease.

Sanitary Conveniences and Wash Basins

166. The occupier shall provide on the premises in an approved position sufficient sanitary conveniences and wash hand basins, each with an

adequate supply of hot and cold water for use by employees and by all other persons lawfully upon the premises.

Painting of Walls etc.

167. The occupier shall cause the internal surface of every wall, the underside of every ceiling or roof and all fittings as may be directed in and on the premises to be cleaned and painted when instructed by an Environmental Health Officer.

Effluvia, Vapours or Gases

168. The occupier shall provide, use and maintain in a state of good repair and working order, appliances capable of effectively destroying or of rendering harmless all offensive effluvia, vapours or gases arising in any process of his business or from any material, residue or other substance which may be kept or stored upon the premises.

Offensive Material

169. The occupier shall -

- (a) provide on the premises impervious receptacles of sufficient capacity to receive all offensive material and trade refuse produced upon the premises in any one day;
- (b) keep air-tight covers on the receptacles, except when it is necessary to place something in or remove something from them;
- (c) cause all offensive material and trade refuse to be placed immediately in the receptacles;
- (d) cause the contents of the receptacles to be removed from the premises at least once in every working day and at such more frequent intervals as may be directed by the Council or whenever so directed by a Environmental Health Officer or as otherwise negotiated with the Council; and
- (e) cause all receptacles after being emptied to be cleaned immediately with an efficient disinfectant.

Storage of Materials

170. The occupier shall cause all material on the premises to be stored so as not to be offensive or injurious to health whether by smell or otherwise and so as to prevent the creation of a nuisance.

Specified Offensive Trades

171. (1) For the purposes of this clause, "specified offensive trade" means one or more of the offensive trades carried on, in or connected with the following works or premises -

- (a) fat rendering premises;
- (b) fish curing premises, fish processing establishments (not including retail fish shops) and shellfish and crustacean establishments (not including retail fish

- shops); and
- (c) laundries, dry cleaning premises and dye works.
- (2) Where premises are used for or in relation to a specified offensive trade, the occupier shall -
- (a) cause the floor of the premises to -
- (i) be properly paved and drained with impervious materials;
- (ii) have a smooth surface; and
- (iii) have a fall to a bucket trap or spoon drain in such a way that all liquids falling on the floor shall be conducted by the trap or drain to a drain inlet situated inside the building where the floor is situated; and
- (b) cause the angles formed by the walls with any other wall, and by the wall with the floor, to be coved to a radius of not less than 25 millimetres.
- (c) cause all liquid refuse to be -
- (i) cooled to a temperature not exceeding 26 degrees Celsius and in accordance with the *Metropolitan Water Supply, Sewerage and Drainage By-laws 1981* before being discharged into any drain outlet from any part of the premises; and
- (ii) directed through such screening or purifying treatment as the Council may from time to time direct.

Directions

172. (1) The Council may give to the occupier directions to prevent or diminish the offensiveness of a trade or to safeguard the public health.
- (2) The occupier shall comply with any directions given under this clause.

Other Duties of Occupier

173. In addition to the requirements of this Division, the occupier shall comply with all other requirements of this Part that apply to the particular offensive trade or trades carried on by him.

Division 3 - Flock Factories

Interpretation

174. In this Division, unless the context otherwise requires -
- "flock factory" means any premises or place where flock is produced

wholly or partly by tearing up or teasing, wadding, kapok, rags, cotton, lintens, fibre, or other material used or likely to be used for the filling of mattresses, pillows, bedding, upholstery, cushions or substances used in packaging material or the manufacture of underfelt; and

"the occupier" means the occupier of a flock factory.

New and Used Material

175. (1) Subject to subclause (2), the occupier shall not use for the manufacture of flock any material other than new material.
- (2) Material other than new material may be used for the manufacture of flock if, before being used, every part of that material is subjected to moist heat maintained at a temperature of 100 degrees Celsius for at least 20 minutes.

Collection and Removal of Dust

176. The occupier shall provide effective means to prevent the escape into the open air of all dust or other material from the premises.

Unclean Rags

177. A person shall not -
- (a) collect, deliver, offer for sale or sell for the manufacture of flock;
 - (b) receive, store or deliver for the manufacture of flock; or
 - (c) make flock from,
- rags which are unclean or which have been taken from any refuse or rubbish or from any receptacle used for the storage or collection of refuse or rubbish.

Bedding and Upholstery

178. A person shall not, for the purpose of sale or in the course of any business, remake, renovate, tease, retease, fill, refill or repair any -
- (a) used bedding; or
 - (b) upholstery,
- which is unclean, offensive, or infested with vectors of disease, unless the -
- (c) material of which the bedding is made; or
 - (d) filling material of which the upholstery is made,
- has been boiled for 30 minutes or otherwise effectively disinfected and cleaned.

*Division 4 - Laundries, Dry Cleaning Establishments
And Dye Works*

Interpretation

179. In this Division, unless the context otherwise requires -

"dry cleaning establishment" -

- (i) means premises where clothes or other articles are cleaned by use of solvents without using water; but
- (ii) does not include premises in which perchlorethylene or arklone is used as dry cleaning fluid in a machine operating on a full cycle and fully enclosed basis;

"dye works" means a place where articles are commercially dyed but does not include dye works in which provision is made for the discharge of all liquid waste therefrom into a public sewer;

"exempt laundromat" means a premises in which –

- (i) laundering is carried out by members of the public using, on payment of a fee, machines or equipment provided by the owners or occupiers of those establishments;
- (ii) laundering is not carried out by those owners or occupiers for or on behalf of other persons; and
- (iii) provision is made for the discharge of all liquid waste therefrom into a public sewer;

"laundry" means any place where articles are laundered by commercial grade machinery but does not include an exempt laundromat.

Receiving Depot

180. An owner or occupier of premises shall not use or permit the premises to be used as a receiving depot for a laundry, dry cleaning establishment or dye works except with the written permission of the Council who may at any time by written notice withdraw such permission.

Reception Room

181. (1) The occupier of a laundry, dry cleaning establishment or dye works shall -
- (a) provide a reception room in which all articles brought to the premises for treatment shall be received and shall not receive or permit to be received any such articles except in that room; and
 - (b) cause such articles as may be directed by an Environmental Health Officer to be thoroughly disinfected to the satisfaction of the officer.
- (2) A person shall not bring or permit food to be brought into the

reception room referred to in this clause.

Walls and Floors

182. The occupier of a laundry, dry cleaning establishment or dye works shall cause -
- (a) the internal surfaces of all walls to be rendered with a cement plaster with a steel float finish or other approved material to a height of 2 metres and to be devoid of holes and crevices;
 - (b) the floor to be impervious, constructed of concrete and finished to a smooth surface; and
 - (c) every floor and wall of any building on the premises to be kept at all times in good order and repair, so as to prevent the absorption of any liquid which may be splashed or spilled or may fall or be deposited on it.

Laundry Floor

183. The occupier of a laundry shall provide in front of each washing machine a non-corrosive grating, with a width of at least 910 millimetres, so constructed as to prevent any person from standing in water on the floor.

Escape of Dust

184. The occupier of a dry cleaning establishment shall provide effective means to prevent the escape into the open air of all dust or other material from the premises.

Precautions against Combustion

185. The occupier of a dry cleaning establishment where volatile liquids are used shall take all proper precautions against combustion and shall comply with all directions given by an Environmental Health Officer for that purpose.

Trolleys

186. The occupier of a dry cleaning establishment shall -
- (a) provide trolleys for the use of transporting dirty and clean linen; and
 - (b) ensure that each trolley is -
 - (i) clearly designated to indicate the use for which it is intended;
 - (ii) lined internally with a smooth impervious non-absorbent material that is easily cleaned; and
 - (iii) thoroughly cleaned and disinfected on a regular basis.

Sleeping on Premises

187. A person shall not use or permit any room in a laundry, dry cleaning establishment or dye works to be used for sleeping purposes.

PART 10 - OFFENCES AND PENALTIES

Penalties

188. (1) A person who contravenes a provision of these local laws commits an offence.
- (2) A person who commits an offence under subclause (1) is liable to -
- (a) a penalty which is not more than \$1000 and not less than -
 - (i) in the case of a first such offence, \$100;
 - (ii) in the case of a second such offence, \$200; and
 - (iii) in the case of a third or subsequent such offence, \$500; and
 - (b) if the offence is a continuing offence, a daily penalty which is not more than \$100 and not less than \$50.

PART 11 – DELEGATION

Delegation

189. The Council may, either generally or in a particular case or in a particular class of cases, by resolution passed by an absolute majority, delegate to the CEO or other appropriate officer of the City of Perth any power conferred or duty imposed on the Council under these Local Laws.

PART 12 - PAYMENT OF FEES

Payment of fees

190. A person shall pay, within the time specified by the Council or the CEO, all fees associated with the obtaining or renewal of any approval, consent, registration or licence under this local law.

Late fees

191. (1) A person who pays a fee due under this local law after the time specified by the Council or the CEO for the payment of that fee, may be required by the Council or CEO to pay an additional late fee as fixed from time to time by the Council under section 344C of the Act.

- (2) A person shall pay the additional late fee within the time specified by the Council or CEO.

No action without payment of fee

192. Notwithstanding any other provisions in this local law, a person shall not commence or continue to do anything that requires an approval, consent, registration or licence under this local law unless that person has a valid approval, consent, registration or licence (as applicable).”;

(Clause 125)

Schedule 1

CITY OF PERTH

Health Act 1911

APPLICATION FOR REGISTRATION OF A LODGING HOUSE

To: Chief Executive Officer
City of Perth

I/We,

.....
(Full Name of Applicant/s)

of

.....
.....
(Residential Address of Applicant/s)

apply for the registration of premises situated (or to be situated) at

.....

as a lodging house to be classified as -

- a lodging house;
- a short term hostel;
- a recreational campsite; or
- serviced apartments

(Specify which is to apply)

and for my name to be entered in the Register as the keeper of the lodging house.

DESCRIPTION OF LODGING HOUSE

Number of storeys:.....

Rooms for private use

	Number	Area
Laundries/toilets/bathrooms
Bedrooms
Dining Rooms
Kitchens
Sitting Rooms
Other (Specify)

Rooms for lodgers

	Number	Area
Bedrooms
Dining Rooms
Kitchens
Sitting Rooms
Other (Specify)

Sanitary Conveniences for male lodgers

Toilets
Urinals
Baths
Showers
Wash hand basins

Sanitary Conveniences for female lodgers

- Toilets
- Baths
- Showers
- Wash hand basins

Laundry Facilities

- Coppers
- Wash troughs
- Washing machines
- Drying cabinets or clothes lines

Additional Details

- (a) Lodgers' meals will be provided by the manager/keeper/lodgers.
- (b) The keeper will/will not reside continuously on the premises.
- (c) Name and occupation of proposed manager if keeper resides elsewhere -
.....
- (d) There will be family members residing on the premises with the keeper/manager.

Application fee of \$..... is attached.

.....
(Signature of Applicant/Director)

.....
(Date)

(Clause 126)

Schedule 2

CITY OF PERTH

Health Act 1911

CERTIFICATE OF REGISTRATION OF A LODGING HOUSE

THIS is to certify that the premises situated at.....

.....

are registered as a Lodging House and classified as:

- a lodging house
- a short term hostel
- serviced apartments
- a recreational campsite

until 30 June, on the following conditions:

1. That, whose name is entered on the register of keepers of the City of Perth, continues to be the keeper of the lodging house;
2. that, appointed by the keeper to be the manager of the lodging house, continues to be the manager of the lodging house;
3. that the Certificate of Registration is not sooner cancelled or revoked;
4. that the maximum number of rooms to be used as sleeping apartments for lodgers is -; and
5. that the maximum number of lodgers accommodated on the premises shall not exceed

This Certificate of Registration is issued subject to the *Health Act* and Health local law of the City of Perth and is not transferable.

Dated.....

.....

Chief Executive Officer
City of Perth

Fee received: \$.....

(Clause 128)

Schedule 3

CITY OF PERTH

Health Act 1911

NOTICE OF CHANGE OF OWNER OF A LODGING HOUSE

To: Chief Executive Officer
City of Perth

I/We,

.....
(Full Name of Applicant/s)

of

.....
(Residential Address of Applicant/s)

am/are the new owner/s of premises situated at

.....
which are registered in the name of.....

.....
for the carrying on of the lodging house business.

.....
(Signature of Applicant/Director)

.....
(Date)

(Clause 146)

Schedule 4

CITY OF PERTH

Health Act 1911

(Section 157)

REGISTER OF LODGERS

Location of Lodging House:.....
.....

Date of Arrival	Name	Previous Address	Signature	Room No.	Date of Departure
.....					
.....					
.....					
.....					

(Clause 147)

Schedule 5

CITY OF PERTH

Health Act 1911

LIST OF LODGERS

The Chief Executive Officer
City of Perth

The following is the name of every person who resided in the lodging house
at

.....

on the day of

(Signed)
(Keeper)

Date:

(Clause 148)

Schedule 6

CITY OF PERTH

Health Act 1911

CERTIFICATE OF SLEEPING ACCOMMODATION

To:

.....

(Name of Keeper)

of

.....

(Address of Keeper)

For the registered lodging house situated at:

.....

This room, No., can be used as a sleeping apartment (for sleeping purposes only) to accommodate not more than persons at any one time.

Date.....

.....

Environmental Health Officer

(Clause 148)

Schedule 7

CITY OF PERTH

Health Act 1911

CERTIFICATE OF SLEEPING ACCOMMODATION FOR A LODGING HOUSE WITH MORE THAN 20 SLEEPING APARTMENTS

To:

.....

(Name of Keeper)

of

.....

(Address of Keeper)

For the registered lodging house situated at:

.....

The rooms listed below are not to be occupied by more than the number of lodgers or residents indicated below.

Room Number:

Maximum Occupancy:

Date.....

.....

Environmental Health Officer

Schedule 8

(Clause 32)

CITY OF PERTH

Health Act 1911

APPLICATION FOR LICENCE OF A MORGUE

To: Chief Executive Officer
City of Perth

I.....

(Full name in block letters)

of.....

.....

(Residential Address)

apply to licence the premises listed below as a Morgue

Address of Premises:

.....

Name of Premises:

.....

Dated this..... day of 20.....

.....

(Signature of applicant)

Schedule 9

(Clause 32)

CITY OF PERTH

Health Act 1911

CERTIFICATE OF LICENCE OF A MORGUE

This is to certify the following premises is licensed as a Morgue from

the..... day of until

.....

Address of Premises:

.....

Name of Premises:

.....

Dated this..... day of 20.....

.....

Chief Executive Officer
City of Perth

(Clause 156)

Schedule 10

CITY OF PERTH

Health Act 1911

**APPLICATION FOR CONSENT TO ESTABLISH
AN OFFENSIVE TRADE**

To: Chief Executive Officer
City of Perth

I/We,

.....
(Full Name of Applicant/s)

of

.....
.....
(Residential Address of Applicant/s)

apply for consent to establish an offensive trade being

.....
(Description of Offensive Trade)

in or upon

.....
(Location of the Dwelling House or Premises)

Notice of my/our intention to make this application was advertised in

.....
.....

on

.....
(Date of Advertisement)

Plans and specifications of the buildings proposed to be used or erected in connection with the proposed offensive trade are attached.

.....
(Signature of Applicant/Director)

.....
(Date)

(Clause 158)

Schedule 11

CITY OF PERTH

Health Act 1911

**APPLICATION FOR REGISTRATION OF PREMISES
FOR OFFENSIVE TRADE**

To: Chief Executive Officer
City of Perth

I/We,

.....
(Full Name of Applicant/s)

of

.....
(Residential Address of Applicant/s)

apply for registration, for the year ended

of

.....
(Location of Premises)

being premises in or upon which there is (or is to be) carried on an offensive trade, namely

.....
(Description of Offensive Trade)

under the business name of

The prescribed registration fee of \$ is attached.

.....
(Signature of Applicant/Director)

.....
(Date)

(Clause 159)

Schedule 12

CITY OF PERTH

Health Act 1911

**CERTIFICATE OF REGISTRATION OF PREMISES FOR
OFFENSIVE TRADE**

This is to certify that the premises situated at

.....

.....

of which

.....

is the occupier, are registered for the carrying on of the trade of

.....

.....

Trade Name

.....

This registration expires on the

Dated this day of

.....

Chief Executive Officer
City of Perth