

Guidelines for Approval of Pets – UP2265

In accordance with section 32 of the Unit Titles (Management) Act 2011, pets are not permitted without the consent of the Owners Corporation. The Executive Committee is delegated the authority to make all determinations concerning applications for keeping of animals.

Real estate agents managing the sale or rental of units in the complex should be aware that a condition of residency is that pets cannot be accepted unless formal permission has been granted. This requirement should therefore be conveyed to all prospective buyers and tenants. Tenants must seek approval from the owner of the residence before applying.

The Executive Committee will maintain a register of approved pets and keep under review all permission granted. Approval can be withdrawn at any time if a pet is deemed to be causing a nuisance.

The Pet Rules are enforced by the Executive Committee and are designed to ensure the happy coexistence of all residents, whether human or not.

- Pets must be registered, comply with all requirements of ACT pet regulations and where appropriate, be microchipped.
- Any damage or soiling of Common Property is the responsibility of the pet owner.
- Dogs are to be kept on a leash while on Common Property.
- Cats must be kept inside the unit at night and, at all times, must not be allowed to enter or soil any Common Property or any other resident's property.
- Permissions are pet specific. In other words, a permission granted to a pet is not transferrable to a new owner or tenant of a unit, or to current residents replacing an approved pet.
- Applicants will consult with neighbours and any objections raised will be provided to the Executive Committee as part of the application.

If you would like to have a pet in your unit, and are prepared to comply with the conditions above, please submit your application to the Strata Manager, who will then submit your request for approval to the Executive Committee.

Below is the relevant section from the Unit Titles (Management) Act 2011

Division 3.4 Other matters

32 Animals—owners corporation's consent

(1) A unit owner may keep an animal, or allow an animal to be kept, within the unit or the common property only with the consent of the owners corporation.

(2) The owners corporation may give consent under this section with or without conditions.

(3) However, the owners corporation's consent must not be unreasonably withheld.

Note An owner or occupier of a unit may apply to the ACAT to resolve a dispute with the owners corporation about keeping an animal, or allowing an animal to be kept (see s 126).

(4) In this section:

animal includes—

- (a) an amphibian; and
- (b) a bird; and
- (c) a fish; and
- (d) a mammal (other than a human being); and
- (e) a reptile.

Application for approval to keep a bird or animal at UP2265

Unit Number: _____ Owner/Property Manager approval attached: Yes / No

Name of Owner 1: _____

Contact number: _____ Email: _____

Name of Owner 2: _____

Contact number: _____ Email: _____

Emergency Contact: _____ Phone: _____

Particulars of animal (please complete one form per animal)

Pet species and breed: _____

Name of Pet: _____ Age: _____

Colour: _____ Sex: Male / Female Desexed: Yes / No

Microchip Number: _____

Dog registration number: _____

Note: Dog registration is compulsory in the ACT and dogs must always wear their registration tag or a dog tag that displays their registration number. All required licences, vaccinations and worming will be kept up to date.

Vaccinations current: yes / no

Veterinarian Details (optional)

Name: _____ Ph: _____

Address: _____

I/we hereby declare that I/we:

- Will comply with all relevant house rules and applicable legislation;
- That the animal or bird will be constrained (if applicable) so as to not allow it to cause nuisance on common property or to neighbouring units;
- That any damage or fouling caused by that animal whilst on common property will be rectified without delay; and
- The animal or bird will be removed immediately if permission is withdrawn by the Executive Committee or a general meeting of the Owners' Corporation.

Signatures: _____

Owner 1

Owner 2

Date: ____ / ____ / ____

____ / ____ / ____