

Guidelines for Approval of Pets

Unit Plan 14971 – Metropol

In accordance with Section 32 of the Unit Titles (Management) Act, pets are permitted only with the consent of the Owners Corporation. This consent is required before a pet is introduced to the Complex. The Executive Committee is delegated the authority to make all determinations concerning applications for keeping of animals. Metropol is a pet -friendly complex however there are conditions for the keeping of pets. All pet owners are required to comply with the legislative requirements of being a Pet Owner in the ACT.

Real Estate Agents managing the sale or rental of units in the development should be aware that as a condition of residency, pets cannot be accepted unless formal approval has been granted. It is important that these requirements are conveyed to all prospective buyers and tenants. Tenants must first seek approval from the Owner of the residence before application is made to the Owners Corporation/Executive Committee and a copy of this approval must accompany this application.

A register will be maintained of approved pets. Regular Pet Audits are undertaken in the complex. Please note that approvals can be withdrawn at any time if a pet is deemed to be causing a nuisance.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 co-existence of all residents – whether human or animal. The Rules are outlined below:

- That no animal is permitted to roam unleashed or unaccompanied on common property, or into other residents' unit in the scheme.
- The animal may not use any common property for toileting purposes. Any waste or mess caused by the animal must be effectively cleaned and disposed of.
- Pets must be registered and comply with all requirements of ACT Pet Regulations and, where appropriate, be desexed and micro-chipped.
- Denman Prospect is a Cat Containment Area as stipulated by the ACT Government. Cats must be kept inside the unit or within a properly approved cat netting area or cat cage at all times. The Executive Committee require prior approval to be sought for any cat containment arrangements on balconies and courtyards.
- Pet approvals are pet specific. Permission granted to a pet is not transferrable to a new owner or tenant of an apartment, or to current residents replacing an approved pet.
- Visiting pets will also require approval from the Executive Committee.

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

Section 32 of the Unit Titles (Management) Act 2011:

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.

UNIT PLAN 14971 – Metropol

Application for approval to keep a bird or animal

Unit No.: _____ Door No.: _____

☐

Owner/Property Manager
authorisation attached?

Pet Owner 1 - Name: _____

Contact Number: _____ Email: _____

Pet Owner 2 - Name: _____

Contact Number: _____ Email: _____

Emergency Contact: _____ Ph: _____

Particulars of animal (please complete one form per animal):

Pet Species and Breed: _____

Name of pet: _____ Age: _____

Colour: _____ Sex: Male/Female Is the animal desexed? Y / N

Microchip No.: _____ Registration No.: _____

I/we hereby declare that I/we:

- will comply with all relevant ACT Government legislation.
- that the animal, reptile, fish or bird will be restrained (if applicable) so as not to allow it to cause nuisance on common property or to neighbouring units;
- that any damage or fouling caused by that animal/bird/reptile whilst on common property will be rectified without delay; and
- the animal/bird/reptile 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

Dated: ____/____/____