



TERMS & CONDITIONS OF KEEPING A PET AT THE WESTRALIAN

1. Written approval is required from the Council of Owners before a pet is brought into the strata complex.
2. The specific provisions of Bylaw 17 apply to pets in the strata complex.
3. The bylaws and pet rules are not intended to prevent the keeping of a dog used as a registered personal guide dog.
4. The term pet includes any animal, bird or aquarium life.
5. The pet must be of a breed or size which is considered suitable to be kept as a domestic pet in a communal residential complex.
6. Permitted pets include fish in an enclosed aquarium, one caged bird, one cat or one dog.
7. A reptile, rodent or invertebrate pet is not permitted to be kept within the strata complex.
8. Some breeds and types of dog are expressly prohibited: any dog of a size or breed other than those deemed suitable for communal strata complex living by the RSPCA; any dog prohibited from importation into Australia by the Commonwealth government, or into Western Australia by the state government; any restricted dog under the Dog Act 1976 or the associated Dog (Restricted Breed) Regulations.
9. All dogs must be registered with the City of Perth.
10. Pets are never allowed in any common area except while being taken to or from an apartment via a direct route through the car park areas, foyer, lift or stairways.
11. While a pet is being taken via a direct route to or from an apartment, it must be suitably restrained: dogs must be on a short leash and all other pets must be in a suitable secure pet carrier.
12. Pet owners are responsible for cleaning up after their pets at all times.
13. All common area clean-up costs relating to pets will be charged to the pet owner.
14. Pets are allowed on the balcony only when a responsible adult is home.
15. Animal excrement or urine may never be washed down the balcony drains; the drains discharge via the storm water system.
16. Owners must ensure that their pets do not make noise that is disturbing to an extent that is unreasonable as determined by the Council of Owners.
17. Owners will be liable for any damage to or loss of property or injury to any person caused by the pet.
18. The Building Manager must be notified when all the occupants of the unit are away on holiday or for a long-term absence and confirm that the pet has been removed from the apartment.



Pet Application Form

78 Terrace road East Perth WA 6004 Strata plan number: 47949

Lot Number and Apartment Number _____

Applicant's name: _____

Telephone: _____ Email: _____

Type of pet: _____

Age of pet: _____

Name of pet: _____

Description of the pet: _____

Photo of Pet:

Vaccinated: Yes No

Micro-chipped: Yes No

Council Registration Number: _____

Note: Applicable to dogs and cats only. Dogs are required by law to be registered with the local council in every Australian State and Territory (other than the Northern Territory where dog registration is required by some councils only). Cats are required by law to be registered with the local council in NSW, Victoria and Queensland (and by some councils in the Northern Territory and Western Australia).



I (The Applicant) _____

request the consent of the Owners Corporation to keep the above detailed pet on our property.

Signed

Date

Check list (Please ensure that you provide all documents listed below with your application)

- Pet application form
- Vaccination information
- Picture of the animal(s)
- Council registration certificate
- Microchip certificate
- Veterinarian contact details (optional)



Pet Keeping Agreement

I/we: _____

1. Have read and understood the by-law regarding pets.

Please insert your applicable by-law here.

2. Agree to abide by the by-laws of Strata Plan Number: _____.

3. Understand that it is my/our responsibility as pet owners to:

- monitor the noise from the pet, ensuring they do not unreasonably cause annoyance or disturbance to neighbours;
- maintain a high standard of cleanliness and sanitation at all times, cleaning and disposing of any animal waste within the lot or common property;
- maintain a high standard of preventative health care e.g. flea and worm treatment;
- keep the pet under control at all times within the lot or common property.

4. Acknowledge that I/we shall be liable for any damage to common property caused by the pet and shall pay the Owners Corporation immediately for any costs incurred in rectifying this damage.

5. Accept full responsibility and indemnify the Owners Corporation for any claims by or injuries to third parties or their property caused by, or as a result of, actions by my pet.

6. Acknowledge that the consent of the Owners Corporation operates in respect of the nominated pet only and that any change of pet must be the subject of a separate application.

7. Acknowledge that in the event of a breach of this agreement the Owners Corporation may withdraw any consent it has given me for the keeping of a pet.

8. Understand that dogs of a prohibited breed or declared dangerous must not be kept or brought onto the lot or common property.

Signed (Pet Owner).....

Signed (Owners Corporation representative).....

Date

Where the signatory to this agreement is a tenant this form must also be signed by the lot owner/lot owner’s managing agent as an indication that they give permission for an animal to be kept on the property.

Lot owner/agent signature.....

Date..... Print name.....