

# Landmark Pet Policy

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Unit Plan No 2413

Approved 7 November 2021

In accordance with the *Unit Titles (Management) Act 2011* (amended 2020) Section 32, pets are permitted to be kept in apartments with the consent of the Owners Corporation. The Executive Committee (EC) is the delegated authority and will make all determinations concerning keeping animals at Landmark.

Approval will be withdrawn at any time if a pet is deemed to be causing a nuisance or for any other infringement of this policy.

The Pet Policy is enforced by the EC and is designed to ensure the happy co-existence of all residents - both human and animal. The following rules apply:

1. Pet owners must comply with all requirements of *ACT Pet Regulations (Domestic Animals Act 2000)*, *Animal Welfare (Welfare of Cats in the ACT) Code of Practice 2007* and/or *Animal Welfare (Welfare of Dogs in the ACT) Code of Practice 1997*.
2. *Assistance Animals*: In accordance with relevant legislation, such as the *Domestic Animals Act 2000 (ACT)* and the *Disability Discrimination Act 1992 (Cth)*, and compliance with the Landmark Pet Policy, Assistance Animals will be approved.
3. *Visiting Pets*: A visiting pet at Landmark is a pet that does not usually reside at Landmark but will be on the premises for a period not exceeding fourteen days per calendar year. For pets visiting fourteen days or less please see Landmark Visiting Pet Application. An owner who intends to have a visiting pet at Landmark for more than fourteen days per calendar year must complete and submit the Landmark Pet Application.
4. Dogs and cats must be registered and microchipped.
5. Permission granted to keep a pet in an apartment is not transferrable to a new owner or tenant, or to current residents seeking another pet.
6. Approval for an animal to be kept in an apartment will be limited to a "common household pet", i.e., a domesticated animal, such as a dog, cat, bird, rodent (including a rabbit), or fish, that is traditionally recognised as a household pet.
7. No more than one dog or cat per apartment.
8. Cats must be kept inside the apartment at all times.
9. Fish or birds may be kept in an apartment as long as they can be maintained in a safe and healthy manner in a tank or cage.
10. Where physically possible, the pet must be identified by a collar and tag with the pet owner's contact details.
11. Animals must be appropriately and effectively restrained (i.e., leashed) and under the control of a responsible individual whilst on Landmark Common Property. Owners must ensure pets do not use Common Property other than for access across the Common Property.

12. Any damage or soiling to Common Property is the responsibility of the pet owner. The pet owner undertakes to pay for any damages to Common Property or other resident's property caused by the pet. Fouling on Common Property must be cleaned and disposed of immediately.
13. The pet and its living quarters must be maintained in a manner to prevent odours and any other unsanitary conditions.
14. Pet owners must ensure that kitty litter and all animal waste is double bagged and disposed of hygienically with their normal household waste.
15. Approved pets must, where applicable, be vaccinated and de-wormed, and kept vaccinated and de-wormed. A certification of currency, signed by a licensed veterinarian, is to accompany the application and be available on request of the EC.
16. An application to keep a cat or dog must provide evidence (certified by a licensed veterinarian) that the dog or cat is desexed, or an undertaking that the animal will be desexed. Approval to keep a *Sexually Entire Animal* will only be granted in exceptional circumstances.
17. Pet owners will ensure that their pet does not disturb or pose a danger to other residents.
18. In the event of the death of a pet, the owner is responsible for arranging for the timely and hygienic disposal of the deceased pet. The owner is also required to inform the EC so that records can be updated.
19. The EC will not grant approval for an animal to be kept at Landmark if:
  - the animal is not a common household pet
  - the animal is considered to be potentially harmful to the health or safety of others
  - the applicant fails to provide complete pet information, or sign the undertakings required.
20. In the event of the death of a pet, the owner is responsible for arranging for the timely and hygienic disposal of the deceased pet. The owner is also required to inform the EC so that records can be updated. If the applicant is a tenant, written proof of the owner's permission to allow the pet in the apartment must be provided.
21. Neighbouring apartments, on either side, above and below, will be contacted by the EC to inform them of your intention to keep a pet. Any objections raised by neighbours will be considered by the EC before approval.

If you would like to have a pet in your apartment and are prepared to comply with the rules above, please complete the attached Landmark Pet Application Form and return it together with the required documentation to [\*\*reception@canberrastrata.com.au\*\*](mailto:reception@canberrastrata.com.au)

# Landmark Pet Application Form

Unit Plan No 2413

**Applicant Name/s** .....

Address .....

Email ..... Phone .....

Alternate Carer

Name ..... Phone .....

## Pet details

Name..... Colour.....

Pet species & Breed ..... Sex male / female

Microchip ..... Registration No .....

I/we hereby declare that I/we will

- comply with the Landmark Pet Policy dated 07/11/2021
- comply with all public health, animal control laws and relevant legislation
- ensure the pet does not to cause a nuisance on Common Property or to neighbouring apartments
- ensure all vaccinations and de-worming are kept up to date and that a certificate of currency will be available on request
- rectify at my/our cost, without delay, any damage or fouling caused by the pet whilst on Common Property or other resident's property
- immediately remove the pet if permission is withdrawn by the EC
- if the apartment is rented, attach written approval from the apartment owner

*Have you included:*

Vaccination & De-worming Certificates Attached Yes / No / NA

De-Sexing Certification Attached Yes / No / NA

Photo of Pet Attached Yes / No

If a tenant, approval from apartment owner Attached Yes / No / NA

Signature ..... Signature.....

Dated .....

Please submit your completed application to **[reception@canberrastrata.com.au](mailto:reception@canberrastrata.com.au)**