

**Request to keep or bring an animal on scheme land***Body Corporate and Community Management Act 1997*

This form is effective from 15 July 2024

Request made to the body corporate for CTS

Applicant details

Name/s: Lot number:

Address / email address for response:

Status: Owner/s Occupier/s Other:

Date this request submitted to the body corporate:

Animal details (if known)

Name: Sex:

Species: Breed:

To ensure compliance with local council laws, please advise which of the following statements is true (**tick one**): This animal will reside within the lot. This animal will reside elsewhere and visit the scheme on occasion.**Acknowledgements**

I/we have read and understood the by-laws for CTS

I/we agree to comply with any conditions imposed as part of the approval to keep the animal and notified in response to this request.

I/we understand that this approval:

 may be revoked if the conditions set by the body corporate are not complied with. applies only to the abovementioned animal and not future or additional animals.

I/we confirm:

 approving this animal will not result in a breach of local council laws. this animal is not a regulated dog under the *Animal Management (Cats and Dogs) Act 2008*. approval has been sought from the landlord (if not the owner of the lot). the information contained in this application is true and correct to the best of my/our knowledge.**Notes to applicant**

- Your animal is deemed approved if the committee does not make a decision within 21 days of you making the request to the committee, unless the body corporate is required to call a general meeting to consider your request and does so within those 21 days.
- Approvals (both deemed and actual) are subject to the by-laws registered in the community management statement. The body corporate must take steps to enforce the by-laws if a breach occurs.
- [Section 169B\(6\)](#) of the *Body Corporate and Community Management Act 1997* provides the grounds under which a body corporate may reject a request to keep or bring an animal on scheme land.
- Some of the common conditions likely to be placed on an animal in a body corporate property include:
 - The animal must not cause nuisance or interfere unreasonably with any person's use or enjoyment of scheme land.
 - The animal must be kept in good health and free from fleas and parasites (including preventative treatments).
 - The animal must be adequately restrained while on common property.
 - Any animal waste must be disposed of without creating noxious odours or otherwise contaminating the scheme.

Centra Pet By Law 12. (Keeping Pets)

12. Approvals and Keeping of Animals:

12.1 A Lot Owner or Occupier must not:

- a) Keep or bring an animal on the Lot or Common Property or
- b) Permit an invitee to keep or bring an animal on the Lot or Common Property.

Without first obtaining written approval from the Body Corporate Committee.

12.2 Conditions for Approval:

12.2.1 Approval for keeping an animal is subject to the following conditions:

- a) The animal's presence on the Scheme land must not contravene any laws.
- b) Dogs and cats must be registered with Redlands Council and microchipped.
- c) The animal is not allowed on Common Property except for transit purposes in or out of the Schemes land.
- d) The animal must be on a lead or adequately restrained while on Common Property.
- e) Animals must be carried or wheeled through the entrance foyer or walked through the basement carpark when entering or leaving the building.
- f) The animal must be kept in good health and free from fleas and parasites.
- g) The animal must not cause a nuisance or unreasonably interfere with any person's use or enjoyment of another Lot or Common Property.
- h) Any animal waste must be disposed of properly to avoid noxious odours or contamination of the Scheme.
- i) Reasonable steps must be taken to minimize the transfer of airborne allergens from the animal, such as regular vacuuming and grooming.

12.3 The Body Corporate Committee may withdraw approval if the Lot Owner, Occupier, or their invitee fails to comply with any of the stated conditions. Upon withdrawal of approval, the animal must be removed from the Scheme land at the Owners cost.

12.4 The approval applies only to the specific animal in the application and does not permit the keeping of additional, replacement, or substitute animals on the Lot.

12.5 A person with a disability under the *Guide, Hearing and Assistance Dogs Act 2009* who relies on a guide, hearing or assistance dog and who has the right to be on a Lot included in a Community Title Scheme, or on the Common Property, has the right to be accompanied by a guide, hearing or assistance dog while on the Lot or Common Property.

12.6 A person mentioned in subsection 12.5 who is the Owner or Occupier of a Lot included in a Community Titles Scheme has the right to keep a guide, hearing or assistance dog on the Lot.