



ALTAIR

Strata Plan 64622

3 Kings Cross Rd

Rushcutters Bay

NSW 2011

PET APPLICATION

Permission must be applied for before moving in with pets.

1. One form per pet. Please attach a photo of owner with pet.
2. Application should be made to the Building Manager, Altair.

CONDITIONS

- Residents may keep pets at Altair with the permission of the Executive Committee on behalf of the Owners Corporation through approval by the Building Manager.
- Consent will not be given to an animal that is vicious, aggressive, noisy or difficult to control. The Owners Corporation may make conditions if it gives you consent to keep an animal or it may order you to remove the animal if you fail to comply with By-Law 13 listed below.
- Tenants must have the written permission of the lot owner or the owner's agent to keep the pet.
- The animal is not to breed.
- Any damage caused by any action of the animal to common area property will be repaired at the cost of the animal's owner.
- Pets must be properly restrained in any common area especially the foyer.
- Pet waste must be disposed of in the toilet.
- Cat litter must be bagged and disposed of directly in the bins in the garbage room. Do not put cat litter down the garbage chutes or in the toilet.
- Pets are not allowed on any of the level 4 common areas.
- The Executive Committee and or Building Manager reserves the right at all times to require that any animal that creates nuisance be removed from Altair with immediate effect. This particularly applies to barking dogs and or any other behaviour that may reasonably be deemed to cause nuisance.

NB. Once a complaint has been received and verified by the Building Manager then the animal will be regarded as in default and the onus is wholly on the animal's owner to demonstrate that appropriate steps have been taken to address the issue to the satisfaction of the Building Manager. Any decision to remove an animal is entirely at the discretion of the Building Manager.

- The animal's owner is responsible for any costs incurred by the Owners Corporation in relation to any actions at any Tribunal, Mediation or Court in respect of the animal.

INFORMATION

Owners Name..... Appt No..... Phone.....

Pet name..... Breed..... Age.....

Gender..... Desexed? Yes No

Registration or Microchip no.....

By-Law 13 Keeping an animal

What animals may you keep?

- 13.1 Subject to this by-law, you may keep:
 - (a) goldfish or other similar fish in an indoor aquarium; or
 - (b) a guide dog if you need the dog because you are visually or hearing impaired.
- 13.2 You must have consent from the executive committee to keep other types or numbers of animals.
- 13.3 The executive committee will not give you consent to keep any:
 - (a) large size dog except in exceptional circumstances and then only on such conditions as the executive committee may prescribe;
 - (b) dog that is vicious, aggressive, noisy or difficult to control;
 - (c) dog that is not registered under the Companion Animals Act 1998 (NSW); or
 - (d) dangerous dog under the Companion Animals Act 1998 (NSW).

Controlling your animal

- 13.4 If you keep an animal under this by-law you must ensure that the animal does not wander on to another Lot or Common Property.
- 13.5 If it is necessary to take your animal onto Common Property (e.g. to transport it in and out of Altair), you must restrain it (e.g. by leash or pet cage) and control it at all times.

Conditions for keeping an animal

- 13.6 The executive committee may make conditions if it gives you consent to keep an animal.
- 13.7 The Building Manager acting on behalf of the executive committee has the right at any time to order you to remove your animal from Altair if:
 - (a) it becomes offensive, vicious, aggressive, noisy or a nuisance;
 - (b) you breach a condition of consent or do not comply with your obligations under this by-law;
 - or
 - (c) you do not have the necessary consent to keep an animal.
- 13.8 You are responsible to Owners and Occupiers and others using Common Property:
 - (a) for any noise your animal makes which causes unreasonable disturbance; and
 - (b) for damage to or loss of property or injury to any person caused by your animal; and
 - (c) to clean up after your animal (whether in your Lot or Common Property).

Your visitors

- 13.9 You must not allow your visitors to bring animals into Altair unless they are guide dogs or hearing dogs and your visitors are visually or hearing impaired.

AGREEMENT. I have read and agree these conditions. I acknowledge that permission to keep a pet may be revoked at any time if by-laws or any other conditions stipulated by the Building Manager or Executive Committee are breached.

Signed (Owner)..... Date.....

Approved? Yes No

Signed (Building Manager)..... Date.....