



Pet Applications

Below are the standard conditions for keeping a pet at the Grandstand and Reserve buildings.

All applications **must** be made to B Strata. A copy of the application form can be found on the B Strata Website.

These override the Residential Tenancies Act.

21 Pets

21.1 In this by-law:

“Building” means the building the subject of the strata plan;

“Excluded Dog” means:

- (a) a pit bull terrier;
- (b) an American pit bull terrier;
- (c) a dogo argentino;
- (d) a fini breazileiro;
- (e) a japanese tosa;
- (f) any other outcross;
- (g) any dog prohibited from importation into Australia by the Commonwealth government; and
- (h) an unregistered or dangerous dog under the Dog Act 1976.

“Small Dog” means any breed of dog which:

- (a) at its full-grown size does not exceed 25 kilograms in weight; and
- (b) is not an Excluded Dog;

21.2 A Owner, or occupier of a lot may keep without the consent of the strata company, but must still complete an approved application form:

- (a) fish in an enclosed aquarium;
- (b) 1 caged bird; and
- (c) 1 Small Dog or 1 cat.

21.3 A Owner or occupier of a lot must obtain the prior written consent of the council before that Owner or occupier keeps:

- (a) any other type of animal including a dog which is not a Small Dog; or
- (b) more than 1 dog or cat at the same time.

21.4 If an Owner or occupier of a lot keeps an animal, then the Owner or occupier:

- (a) must ensure that the animal is at all times kept under control and within the confines of that Owner’s or occupier’s lot;
- (b) must ensure that the animal is not at any time within the common property except for the purpose of access to and from the Owner’s or occupier’s lot, and must not at any time be washed on the common property;
- (c) must ensure that, when in or on any other part of the common property, the animal is at all times carried by the Owner or occupier;
- (d) is liable to the Owners and occupiers and each other person lawfully in the Building or on the common property for:
 - (i) any noise which is disturbing to an extent which is unreasonable;
 - (ii) for damage to or loss of property or injury to any person caused by the animal

- (e) is responsible for cleaning up after the animal has used any part of another lot or any other part of the common property; and
 - (f) must ensure that the animal is not at any time kept on a balcony when the Owner or occupier of a lot is not at home.
- 21.5 This by-law:
 - (a) applies to any person in a lot or on common property with the express or implied consent of the Owner or occupier of that lot; and
 - (b) does not prevent the keeping of a dog used as a guide or hearing dog.
- 21.6 Without affecting the strata company's rights under the Strata Titles Act, the strata company may issue a notice cautioning the Owner or occupier of a lot in respect of a breach of any of the provisions of this by-law including (without limitation) where an Owner's or occupier's animal causes or is causing:
 - (a) any noise which is disturbing to an extent which is unreasonable;
 - (b) damage to or loss of property or injury to any person; or
 - (c) sand to be brought onto common property, or otherwise leaves the common property in a dirty or untidy condition after the animal has visited the beach.
- 21.7 A further breach under this by-law after notice has been served on an Owner or occupier of a lot under paragraph 21.6 will entitle the strata company to require the immediate removal of the animal from the Building.