

PET POLICY

Purpose

The Pet Policy outlines Piper Property Group's approach to pets and sets out the conditions under which permission will usually be granted for a tenant to keep a pet in their home.

Considerations

Written approval for keeping a pet is subject to the following considerations:

- Whether the property is suitable for the pet
- Whether the pet is an assistance animal under the Companion Animals Act 1998
- The likelihood of interference with the reasonable peace, comfort and privacy of neighbours
- The likelihood of damage to the property by the pet
- Current property care issues
- Whether the property is in a 'pet free' building
- The pet is registered with Council and de-sexed
- The pet complies with Council requirements and the Companion Animals Act 1998

Restricted or Dangerous Dogs

Restricted or dangerous dogs, as defined by the Companion Animals Act 1998, are not permitted on Piper Property Group property. Examples of restricted or dangerous dogs are:

- Pit Bull Terriers
- American Pit Bull Terriers
- Japanese Tosas
- Argentinian fighting dogs
- Brazilian fighting dogs
- May include other dogs such as guard dogs used by security personnel

Approval to Have a Pet

A tenant must submit a written request to Piper Property Group and receive written approval prior to the acquisition of a pet. The following information and documentation must be provided in the written request:

- The type and breed of the pet
- Proof of registration and micro-chipping
- Any licensing requirements

Pet Owner Responsibilities

Under the Companion Animals Act, pet owners have a number of obligations and responsibilities towards other members of the community as well as their pets.

The Act stipulates that:

- Dogs must be kept under effective control and not allowed to roam
- Dogs must wear a collar and a tag
- Dogs should not defecate in a public place and that the dog owner is responsible for the proper disposal of dog faeces.
- Cats must have a form of identification
- Cats are deemed to be a nuisance if they create a persistent noise or cause repeat damage

Piper Property Group requires all dogs to be either kept on a leash or be carried when in communal areas.

If a tenant keeps a pet in their property, Piper Property Group will require that the tenant has the carpet professionally cleaned or the property fumigated in accordance with the Residential Tenancies Act 2010.

Removal of Pet

Failure to comply with this pet policy or the legislative and regulatory framework regarding pets will result in Piper Property Group taking action. This action can lead to permission being withdrawn to keep the pet and a request that the animal be removed from the premises permanently. Failure to remove the pet when requested by Piper Property Group may result in action being taken through the NSW Civil and Administrative Tribunal.

Piper Property Group may also contact the relevant authorities such as RSPCA for removal of the pet if the animal is suspected to be subject to animal cruelty in accordance with the Prevention of Cruelty to Animals Act 1979.

Legislative and Regulatory Framework

- Companion Animals Act 1988
- Residential Tenancies Act 2010
- Prevention of Cruelty to Animals Act 1979

Complaints and Appeals

A tenant who is not satisfied with a decision made by Piper Property Group or who believes that Piper Property Group has not followed this policy can complain or appeal using the complaints or appeals policies.

Version	Date approved	Approved by	Review Due
2.0	August 2018	CEO	August 2019