

THE BODY CORPORATE FOR BELL'S SQUARE OFF GREGORY TERRACE C.T.S. 16231

GPO Box 210
BRISBANE 4001

Phone: **07 3831 7856**
Fax: 07 3839 5473
Email: enquiry@strata3.com.au

Pets at “Bell’s Square Off Gregory Terrace”

The By-Laws of the Bell’s Square Off Gregory Terrace complex allow for Owners or Occupiers to make application to the Body Corporate to keep a pet on their Lot. There are general guidelines about the weight of pets (to be 10kg or less), however in considering each application, the Committee will take into account the likely suitability of the pet for apartment and community living.

No prospective purchaser or tenant should assume that their pet will be approved, and it is an essential requirement that written application be made, and approval received **prior** to bringing any pet into the complex.

Please refer to the Guidelines on page 2 for keeping a pet at Bell’s Square Off Gregory Terrace – if a pet is approved, observance of these rules and guidelines is essential.

How Do I Apply ?

To make application for a pet, e-mail or write to the Body Corporate Manager (address at top of page), Strata3 Group Pty Ltd and include all details listed below.

1. Your Name
2. Your Lot/Unit number
3. Your contact details (Contact telephone numbers, email, emergency contact person)
4. Details about the pet
 - Breed
 - Weight/Size
 - Full Veterinary History (including vaccination & desexing details)
 - Proof of Council Registration
 - References
 - A Recent Photo of the Animal
 - Written approval from the Owner of the Lot/Unit (if you are a tenant)

What Happens If The Guidelines/By-Laws Are Breached?

First Complaint Received By The Body Corporate

You will be advised personally, and a letter from the Body Corporate will follow detailing the nature of the complaint.

Second Complaint Received By The Body Corporate

You will receive a formal letter from the Body Corporate advising that a second complaint has been received and if the matter is not remedied, your approval *may be revoked*.

Third Complaint Received By The Body Corporate

Despite 2 chances, the guidelines/by-laws are still not being adhered to. You will receive a letter from the Body Corporate that your approval has been revoked and the animal must be removed from the building within 7 days.

[This action will be enforced at the Committee’s discretion]

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APPROVAL CONDITIONS AND GUIDELINES FOR KEEPING A PET 'BELL'S SQUARE OFF GREGORY TERRACE'

1. An Owner or Occupier of a Lot must not, without the Body Corporate's written approval, bring or keep an animal on a Lot or on the Common Property, or permit any Invitee to bring or keep an animal on a Lot or the Common Property.
2. The Body Corporate may in its absolute discretion give any consent required in respect of domestic animals that weigh 10 kilograms or less or, where the Body Corporate otherwise determines as being suitable animals of another weight or size.
The consent:
 - (1) may be given subject to conditions & in accordance with these guidelines;
 - (2) will be restricted to the animal the subject of the application;
 - (3) will not apply to any substitute or replacement animal; and
 - (4) subject to the Act and the regulation module for the Scheme, may be given by the Committee.
3. An Owner or Occupier bringing or keeping an animal on a Lot (with prior approval from the Committee) must:
 - (1) keep the animal on the Lot;
 - (2) keep the animal on a leash or carry the animal when the animal is leaving or entering the Building or traversing Common Property;
 - (3) clean up any mess caused by the animal; and
 - (4) ensure the animal does not make any noise or cause any disturbance that is likely to interfere with the enjoyment of any other Lot or of the Common Property.
4. If, an Owner or Occupier does not clean any mess caused by the animal, the Body Corporate may cause the mess to be cleaned and recover the cost of doing so from the relevant Owner or Occupier.
5. The Owner or Occupier must not leave the animal in the building unsupervised for more than 48 hours.
6. The Owner or Occupier must permanently remove the animal from a building within 7 days of receiving written notice from the Body Corporate of the revocation. Subject to the Act and the regulation module for the Scheme, the notice of revocation may be given by the Committee.
7. The Body Corporate may revoke any consent if it receives justifiable complaints that any condition applying to the keeping of the animal is not being observed.