



GREYFRIARS PTY LTD
(ACN - 007 272 931)

GREYFRIARS PET POLICY

In accordance with the Shareholder/Resident Agreement Common Rules 2020

Purpose

While acknowledging the lifestyle and wellbeing benefits that pet ownership may bring to individual residents, this policy provides a framework to maintain the comfort and safety of the whole Greyfriars community.

The Policy applies to all residents and short-stay visitors.

1. Guiding Principles

- 1.1. Pets must not disturb neighbours' peaceful enjoyment of their home.
- 1.2. Pets must be cared for humanly, in accordance with relevant legislation and local laws.
- 1.3. Pets must not pose a potential danger or threat to one's neighbours.
- 1.4. Pets must not impact negatively on the condition of the building or soil the grounds.

2. Conditions

- 2.1. Your pets are not permitted to roam or excrete on communal grounds/gardens.
- 2.2. Your pets must be cared for while owners are away from the home for more than a day.
- 2.3. A maximum of one pet is suitable for one bedroom flats, with a maximum of two pets for two bedroom flats, and must be of an appropriate size.
- 2.4. Insects, reptiles, amphibians or rodents must remain in a sealed enclosure.
- 2.5. Cats & dogs must be microchipped and de-sexed.
- 2.6. Cats must use a litter tray indoors. Only organic and water-soluble litter material can be flushed down toilets.
- 2.7. Your pet must be kept on a leash or carried within common grounds.
- 2.8. The breed of pet must not be prone to loud vocalisation, boisterous behaviour or unpleasant odours.
- 2.9. Waste from your pet's toileting must be disposed of responsibly, and is never permitted on the common grounds.

3. Seeking Agreement to keep a pet at Greyfriars

- 3.1. Tenants wishing to keep a pet within their apartment must comply with the Pet Policy and must first enter into an Agreement [next page] which is co-signed by the owner and a Director.
- 3.2. Owner occupiers wishing to keep a pet within their apartment must comply with the Pet Policy and must first enter into an Agreement [next page] which is co-signed by a Director.
- 3.3. Directors will seek the approval of the Board at a monthly meeting before signing the Agreement.

Breaches to the Policy

Should a neighbour reasonably believe that the Principles or Conditions of the Pet Policy are not being met by a resident, they are encouraged to make a written complaint to jess.blair@strataocm.com.au outlining their concerns.

Should the Board have reason to suspect that the Pet Policy has been breached by a resident, a Notice of Breach will be issued to the owner requiring immediate action.

Breaches to the Pet Policy may result in an immediate \$400 penalty to owners and may trigger formal legal action.



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AGREEMENT

Having read and understood the Greyfriars Pet Policy, I am hereby seeking the consent of the Greyfriars Board of Directors to keep a pet within my apartment.

Number of animals			
Type and breed of animal			
Description of enclosure / roaming range			
Is your pet a certified Support Animal			
Other details			
I commit to caring for my pet in accordance with this Pet Policy.			
I understand that any breach of the Pet Policy may result in an immediate financial penalty of \$400, and that it may trigger formal legal action.			
Resident	Name	Phone	Email
	Flat #	Signature	Date

APPROVED BY

Owner / Agent	Name	Phone	Email
	Signature		Date
Directors	Signature		Date