

## Pet Approval Application (1)

KEEPING OF PETS – BODY CORP BY LAWS  
KEEPING OF PETS – HOUSE RULES

In accordance with the Body Corporate By-laws for Mosaic, pets must be approved by the Body Corporate, then subject to Lessor approval. Only domesticated, house-trained pets will be considered.



Apartment No: \_\_\_\_\_ of Mosaic, 8 Church Street, Fortitude Valley 4006

Name/s of applicant: \_\_\_\_\_

Name/s of pet: \_\_\_\_\_

Dog-Breed: \_\_\_\_\_ Number: \_\_\_\_\_ Age: \_\_\_\_\_ Size: \_\_\_\_\_

Cat - Breed: \_\_\_\_\_ Number: \_\_\_\_\_ Age: \_\_\_\_\_ Size: \_\_\_\_\_

Other Pet Type / Breed: \_\_\_\_\_

**\* Current photo required of all pets named on application \***

If applicable is the pet de-sexed:  Yes  No

Is the pet registered by council?  Yes  Registration Number: \_\_\_\_\_

**The tenant understands that failure to comply with the terms of the following Body Corp By Laws and House Rules, shall give the Body Corporate and or the Lessor the right to revoke permission to keep the pet and is grounds for further action.**

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

## Pet Approval Application (2)

### KEEPING OF PETS – BODY CORP BY LAWS KEEPING OF PETS – HOUSE RULES

These house rules are provided to inform residents of the process for submitting an application for pet approval and form part of the Tenancy Agreement. In accordance with Mosaic Body Corporate By-Laws, Section 16 – Keeping of Animals

16.1 Subject to the Act, an occupier of a lot must not, without the Body Corporate's prior written approval:

(a) bring or keep an animal on the lot or the Common Property; or  
permit an invitee to bring or keep an animal on the lot or the Common Property.

16.2 If the occupier of a lot is permitted under by-law 0 to bring an animal onto the lot or the Common Property, that occupier must ensure that the animal is quiet at all times, remains on a lead at all times when on Common Property and that all animal excrement is cleaned up by that occupier and at the cost of that occupier.

16.3 A person mentioned in The Guide Dogs Act 1972 section 5 who is an Owner or occupier of a lot has the right to keep a guide dog on the lot. The Owner or occupier must use their best endeavours to keep the guide dog quiet at all times, that the guide dog remains on a lead at all times when on Common Property and that all animal excrement is cleaned up.

*Owners seeking approval for a pet must contact the Body Corporate Management direct.*

*Tenants seeking approval must complete a Pet Application, obtained from the Onsite Management .*

**Should the pet application be approved, tenants agree to the following & acknowledge their acceptance of these house rules and special terms of their Tenancy Agreement by signing below:**

1. The tenant/s agree to have flea control treatment for the keeping of dogs and cats, and lice control treatment for the keeping of birds, carried out by a registered pest control company; and professional carpet cleaning, pet hair removal & sanitisation of floors upon vacating, and receipts to be produced.
2. Should there be evidence of fleas and lice during the tenancy, the property must be fumigated by a registered pest control company at the tenant's expense and a receipt is to be produced.
3. The tenant/s agree to remove the pet droppings and litter from the apartment at a weekly basis (minimum). Any odours harbouring and causing discomfort to other residents will need to be resolved immediately at the pet owner's expense. All waste is to be double bagged securely and deposited into the general waste rubbish bin, not deposited down the bin chute as this could result in spillage and become a health hazard.
4. The tenant/s agree that the dog will be registered in accordance with the local council by-laws and kept within the occupied lot and not to cause a disturbance to other residents.
5. The tenant/s hereby indemnify and keep the lessor/agent and body corporate indemnified in respect of all damages, injuries, loss, costs or any other expenses; whether caused directly or indirectly from the tenant's pet, including but not limited to; the tenant's pet escaping the property and causing loss, damage injury or costs to any third party.
6. The tenant/s agree that any damages caused by the pet during the tenancy will be repaired immediately, at the tenant's expense. It is recommended tenant obtain contents insurance inclusive of pet damage.
7. The tenant/s agree that no unauthorised pets will be kept at the property, even on a short-term or temporary basis. Doing so will result in a breach of the Tenancy Agreement and By-laws.
8. The tenant/s agree that this agreement is only for the specific pet/s approved on application by the Body Corporate and Lessor, and that the tenant/s will not harbour, substitute or "pet-sit" any other pet.
9. The tenant/s agree that the pet shall not cause any sort of nuisance or disturbance to residents, and agree to do whatever is necessary to keep the pet from making noise that would annoy others, and will take steps immediately to rectify complaints made by residents.
10. The tenant/s agree that if they keep fish in a fish tank, they accept responsibility for any damage caused by leakage or spillage of water.

## Pet Approval Application (3)

KEEPING OF PETS – BODY CORP BY LAWS  
KEEPING OF PETS – HOUSE RULES

**Should the pet application be approved, the tenants agree to adhere to the Mosaic Body Corporate By-Laws and Mosaic house rules namely, but not exclusively:**

11. The tenant/s agree to have flea control treatment for the keeping of dogs and cats, and lice control treatment for the keeping of birds, carried out by a registered pest control company; and professional carpet cleaning, pet hair removal & sanitisation of floors upon vacating, and receipts to be produced.
12. Should there be evidence of fleas and lice during the tenancy, the property must be fumigated by a registered pest control company at the tenant's expense and a receipt is to be produced.
13. The tenant/s agree to remove the pet droppings and litter from the apartment at a weekly basis (minimum). Any odours harbouring and causing discomfort to other residents will need to be resolved immediately at the pet owner's expense. All waste is to be double bagged securely and deposited into the general waste rubbish bin, not deposited down the bin chute as this could result in spillage and become a health hazard.
14. The tenant/s agree that the dog will be registered in accordance with the local council by-laws and kept within the occupied lot and not to cause a disturbance to other residents.
15. The tenant/s hereby indemnify and keep the lessor/agent and body corporate indemnified in respect of all damages, injuries, loss, costs or any other expenses; whether caused directly or indirectly from the tenant's pet, including but not limited to; the tenant's pet escaping the property and causing loss, damage injury or costs to any third party.
16. The tenant/s agree that any damages caused by the pet during the tenancy will be repaired immediately, at the tenant's expense. It is recommended tenant obtain contents insurance inclusive of pet damage.
17. The tenant/s agree that no unauthorised pets will be kept at the property, even on a short-term or temporary basis. Doing so will result in a breach of the Tenancy Agreement and By-laws.
18. The tenant/s agree that this agreement is only for the specific pet/s approved on application by the Body Corporate and Lessor, and that the tenant/s will not harbour, substitute or "pet-sit" any other pet.
19. The tenant/s agree that the pet shall not cause any sort of nuisance or disturbance to residents, and agree to do whatever is necessary to keep the pet from making noise that would annoy others, and will take steps immediately to rectify complaints made by residents. **Common areas & Rooftop strictly no pet toileting.**
20. The tenant/s agree that if they keep fish in a fish tank, they accept responsibility for any damage caused by leakage or spillage of water.

**The tenant understands that pet litter (dog & cat faeces and kitty litter) is not to be emptied in the apartment sewer system.**

**The tenant understands that they will be liable for all repairs to the apartment sewer system and apartment & hotel building if any pet litter (dog & cat faeces and kitty litter) is disposed in the apartment sewer system.**

**The tenant understands that failure to comply with these terms shall give the Body Corporate and or the Lessor the right to revoke permission to keep the pet and is grounds for further action.**

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Applicant name/s

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Signature/s

\_\_\_\_ / \_\_\_\_ / \_\_\_\_  
Date