GAZEBO

Gazebo Apartments
2 Elizabeth Bay Road
Elizabeth Bay, NSW 2011
Concierge: concierge@gazeboapartments.com.au
Building Manager: manager@gazeboapartments.com.au

PET APPLICATION FORM

Please complete this form and return it to the Building Manager with all supporting documentation. One form must be completed for each pet. Please attach:

1. a recent photo of your pet
2. additional relevant information - references, certificates, immunisation details, etc.
3. written permission from the owner or owner's agent, if you are a tenant.

Your application will be considered by the Gazebo Executive Committee at the first available opportunity. The outcome will be advised to you by the Building Manager.

Applicant Details

Name:	
Apartment No:	**Tower / Court**
Are you an Owner or Tenant?	
If tenant, real estate agent name/ No.	

Pet Details

Name		**Breed**	
Registration No.		**Microchip No.**	
Colour		**Sex**	
Age		**Temperament**	
Current weight		**Expected weight when fully grown**	
Has this pet ever been declared dangerous? If so, please describe.			

Applicant Declaration:

By signing this form, I acknowledge that I have read and understood all aspects of section 17 of the By-Laws (01/06/2020 – on pages 2 & 3) relating to the keeping of pets and agree to fully comply. I understand that I am liable for any damage caused by my pet. I understand that the Gazebo Executive Committee may revoke this approval at any time.

Signature: **Date:**

S:\Gazebo\3000 Site Documentation\3700 Templates
Last Modified By Gazebo Concierge
COMPANY DOCUMENT – UNCONTROLLED
© Excel Building Management Pty Ltd 2022

EXCEL BUILDING MANAGEMENT

6/07/2022 12:23 PM
Revision 29
1 of 3

GAZEBO

Gazebo Apartments
2 Elizabeth Bay Road
Elizabeth Bay, NSW 2011
Concierge: concierge@gazeboapartments.com.au
Building Manager: manager@gazeboapartments.com.au

By-Law 17
Keeping an animal

17.1

Subject to this by law, you may keep:

a. Goldfish or other similar fish in an indoor aquarium
b. Small caged birds
c. An Assistance dog, as referred to in section 9 of the Disability Discrimination Act 1992 of the Commonwealth, if you are visually or hearing impaired

With written approval from the Owners Corporation, which will not unreasonably be withheld, you may keep:

d. Cats and small and medium sized dogs, each weighing not more than 20kgs when fully grown, subject to conditions in 17.2 to 17.6

17.2

The Owners Corporation will NOT give consent to keep:

a. A large dog weighing more than 20kgs when fully grown
b. A pet that is vicious, aggressive, or difficult to control
c. More than one animal that is a cat or a dog in a one bedroom apartment; more than two animals that are a cat or a dog in a two or three bedroom apartment
d. A dangerous dog as defined under the Companion Animals Act 1998 (NSW) which includes but is not limited to a Pit bull Terrier/American Pit bull Terrier, Dogo Argentino, Fila Brasileiro, Japanese Tosa, Perro de Presa Canario/Presa Canario , any cross/mixed breed of the above dogs
e. A dog or cat that is NOT registered with the Council under the Companion Animals Act 1998 (NSW), is not microchipped and is not fully vaccinated
f. Any cat or dog without completion of a Pet Application Form
g. Noisy birds such as cockatoos

17.3

Controlling Your Animal

Subject to by law 17.4, if you keep an animal under this by law 17 you must ensure:

a. The animal does not wander onto another Lot or Common Property
b. If it is necessary to take your animal onto Common Property (e.g. to transport it out of the building), you must restrain it (e.g. by leash or pet cage) and take it out of the Court building via the garage pedestrian exit or Baroda Street entrance, or out of the Tower building via the Lower Ground floor car park pedestrian exit. Pets are not allowed to walk through the ground floor front Tower foyer – they must be carried
c. Your animal is not tethered to Common Property at any time
d. Your animal does not cause a nuisance or disturbance to the owner or occupier of another Lot or any person on Common Property

S:\Gazebo\3000 Site Documentation\3700 Templates
Last Modified By Gazebo Concierge
COMPANY DOCUMENT – UNCONTROLLED
© Excel Building Management Pty Ltd 2022

EXCEL
BUILDING MANAGEMENT

6/07/2022 12:23 PM
Revision 29
2 of 3

Gazebo Apartments
2 Elizabeth Bay Road
Elizabeth Bay, NSW 2011
Concierge: concierge@gazeboapartments.com.au
Building Manager: manager@gazeboapartments.com.au

17.4

Conditions For Keeping An Animal

The Owners Corporation may make conditions if it gives you consent to keep an animal. A condition that automatically applies if you keep an animal under this by law 17 is that the Owners Corporation has the right at any time to order you to remove your animal if:

a. It becomes offensive, vicious, aggressive, noisy, or a nuisance;
b. You do not comply with your obligations under this by law 17;
c. You breach a condition made by the Owners Corporation when it gave you consent to keep the animal
d. You keep a dangerous dog, the animal is not registered under the Companion Animals Act 1998 (NSW), or is not wearing an identification tag clearly showing owner details
e. After having your dog approved, you are subsequently found to have misrepresented the information pertaining to your animal on the Pet Application Form and as such, your pet does not comply with this by law

Any breaches of the by law will be referred to NCAT (NSW Civil and Administrative Tribunal) where financial penalties can apply and/or an order to remove the animal can be imposed

17.5

Responsibility

You are responsible:

a. To other owners and occupiers and people using Common Property
    i. for any noise your animal makes which causes unreasonable disturbance
    ii. damage to or loss of property or injury to any person caused by your animal; and
b. For cleaning up after your animal
c. For ensuring your guests/visitors comply with this policy

17.6

Pet Application Process

a. A Pet Application Form must be completed to obtain Owners Corporation approval to keep a cat or dog and before any cat or dog is brought into the Gazebo
b. A separate Pet Application Form is to be completed for each individual animal and it expires on the death of the animal for which approval relates
c. The Pet Application Form requires a photo of the cat or dog, name, breed, colour, weight and height when fully grown, age, gender, registration number, temperament and confirmation that the dog is not a dangerous dog. If any of the details, such as weight when fully grown, are later found to have been misrepresented the Owners Corporation reserves the right at any time to order you to remove your dog from the premises
d. The Building Manager will conduct an audit of the cats and dogs kept in the building from time to time. On these occasions further information may be requested

S:\Gazebo\3000 Site Documentation\3700 Templates
Last Modified By Gazebo Concierge
COMPANY DOCUMENT – UNCONTROLLED
© Excel Building Management Pty Ltd 2022

6/07/2022 12:23 PM
Revision 29
3 of 3