

Tenant Agreement

Living with Pets



Requirements

- **Approval and records with your Property Manager**

If you have or are thinking about getting a pet, your very first step needs to be consulting your Property Manager. Pet approval is at the discretion of the individual apartment owner. Approval from the apartment owner will need to be granted. Your property manager can assist with this. Please contact via email or phone if you would like to discuss the process.

Once approval has been granted, records will be kept with your Property Manager in the form of this completed paperwork. We promote a **healthy pet environment only** – so we will also require a copy of your pet’s last vaccination records and for you to sign this form once reading and filling out the below information.

PET NAME: _____ AGE: _____

PET TYPE and BREED: _____

CURRENT VET: _____

VET PHONE: _____ VET

ADDRESS: _____

PROPERTY ADDRESS: _____

- **Registration with Council**

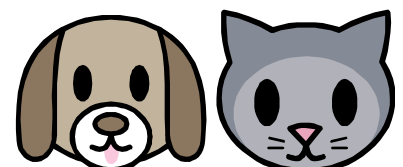
Queensland Government legislation requires dogs to be registered with the Brisbane City Council. This enables your pet to be easily identified and reunited with you should he/she go missing. A registration tag will need to be worn on the collar. Please visit the Brisbane City Council website for registration forms and current pricing.

PET’S COUNCIL REGISTRATION #: _____

- **Micro-chipping**

Both cats and dogs must be microchipped when sold (responsibility of the seller), or before reaching the age of 12 weeks. This is another measure used to be able to reunite your pet with you should he/she go missing. The main benefit of microchipping being that it is a permanent identifier for your pet that is recognised Australia-wide. Microchipping should be done by your local Vet, please contact your Vet for current pricing.

PET’S MICROCHIP #: _____



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Pet Wellbeing

- **Vaccinations**

To ensure a healthy pet environment within the building and to lessen the chance of disease outbreaks, we require all pets to be up-to-date with recommended vaccinations. Vaccinations will generally cover your pet for the period of one year.

Dogs: Parvovirus, Distemper, Hepatitis and Canine Cough.

Cats: Feline Leukaemia Virus, Feline Enteritis, Chlamydophila, Feline Respiratory Disease and Feline Immunodeficiency Virus.

PET VACCINATION CERTIFICATE PROVIDED: Y / N DATE OF EXPIRY: _____

- **Flea Control and Worming**

To ensure a healthy pet environment within the building, we require all pets to be on flea-control maintenance and regularly wormed.

Cats and Dogs: Puppies and kittens need to be wormed monthly until 6 months of age. From 6 months onwards – worming every 3 months for effective protection. For fleas, topical treatments such as 'Frontline' or 'Advantage' pipettes can be applied, or oral tablets given such as "Comfortis". Dosage will depend on your pet's weight and regularity will depend on the product. Please note that flea treatments will be different for cats and dogs; dog treatments can be toxic to cats and vice versa. Please consult your vet or local pet store for more advice on worming and flea treatments.

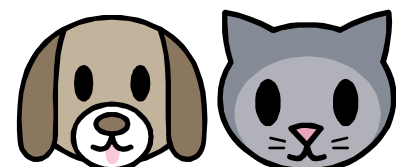
I UNDERSTAND & WILL ADHERE TO REGULAR WORMING & FLEA CONTROL PRACTICES WITH MY PET THROUGHOUT MY TENANCY: Y / N

Pets Indoors

- **Appropriate bedding/furniture**

Please ensure all pet bedding is washed regularly to promote a healthy living space for yourself and your pet. Having a specific bed for your dog or cat is good for his/her wellbeing, allowing them a safe place 'of their own' to retreat to. Having a Scratching Pole for your cat is highly recommended to lessen the chance of damage to furniture and blinds. All cats within the building must be trained to use a Litter Tray. Please provide appropriate facilities for your pet to go to the toilet whilst being indoors. Various products are available for dogs from pet stores such as 'fake grass mats'. Please ensure these areas are cleaned and sanitized daily.

I UNDERSTAND & WILL ADHERE TO REGULAR CLEANING & SANITIZING OF PET TOILET AREAS: Y / N



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- **Mental stimulation**

We promote a healthy pet environment within the building, an important part of this being your pet's mental wellbeing as well as physical health. We would assume your pet has had prior experience living in indoor spaces, however it is always helpful to refresh on these tips. Mental stimulation is important as it reduces the chance of your pet causing damage within your apartment and also causing excess noise due to boredom.

Dogs: Ensure your dog receives daily adequate exercise. The length and intensity will depend largely on your dog's age and activity level, however a daily outing is recommended for mental wellbeing. It is advised to provide rawhide chews or toys (especially interactive ones such as those that dispense treats) when being left alone. Some dogs can also respond well to a radio or TV left on at low volumes during the day.

Cats: Less work than dogs, cats are generally happy to be left on their own for longer periods of time. It is recommended to have a Cat Scratching Pole and hanging string or toys to entertain your cat during the day, though a warm blanket or place to sleep may be just as well utilized.

I UNDERSTAND & WILL PROVIDE MY PET WITH REGULAR EXERCISE AND STIMULATION TO MINIMISE EXCESS NOISE IN THE BUILDING: Y / N

- **Cleaning of apartment**

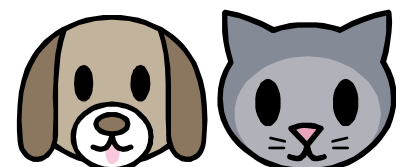
Routine inspections will check the cleanliness of the apartment; however for you and your pet's wellbeing it is advisable to practice regular cleaning habits. Tiles are quite easy to maintain with vacuuming and mopping, however carpets can be easily marked by pets. We recommend a spot cleaner is used as soon as small marks are noticed. If these are left, the assistance of a professional carpet cleaner will be required and in very bad cases, the carpet may need to be replaced (at your expense). Regular checking and cleaning of carpets is your best option to prevent any extra costs at the time of inspections or vacating the property.

I UNDERSTAND MY EXTRA RESPONSIBILITIES FOR THE REGULAR CARE & CLEANING OF TILES & CARPET WHILST KEEPING A PET IN MY APARTMENT: Y / N

- **Damage to apartment**

Having a pet can increase the chance of damage being caused to your apartment. We hope some of the tips within this agreement will lessen the chance however as the tenant, you must accept full responsibility for any damages caused to the apartment during your tenancy. If damage does occur, please speak to your Property Manager sooner rather than later. You will find we have a number of recommended tradespeople who will be able to assist to repair the damage. Please understand that any repairs required would be fully at your expense.

I UNDERSTAND I AM FULLY RESPONSIBLE FOR DAMAGES CAUSED BY MY PET TO MY APARTMENT OR COMMON AREAS:
Y / N



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Your Pet In The Building

- **Moving through hallways and lifts**

We promote a dog friendly environment however to help protect the safety of all occupants within the building, we require dogs to be on leash at all times whilst in common areas. Please ensure your dog is kept on a short leash and behaves in a controlled manner whilst walking with you through hallways, lifts and common areas. Please understand your dog's behaviour is always your responsibility as the owner; ensure your dog does not behave in a way which communicates a threatening or dangerous behaviour to other residents within the building.

When transporting your cat, you must always use a safe cat carrier.

I UNDERSTAND MY PET MUST ALWAYS BE ON A LEASH OR IN AN APPROPRIATE CARRIER WHILST IN COMMON AREAS, & MY PET'S BEHAVIOUR IS TO BE CONTROLLED: Y / N

- **Use of recreation area/grass around building**

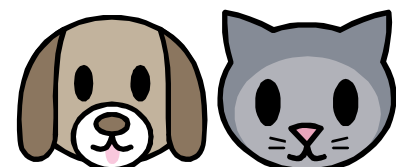
Body Corporate By-Laws state that pets are not permitted in the recreation areas of the building. These areas are especially not to be used for toileting your pet. CCTV Footage is recorded and further action will be taken against any residents who do use these areas for such activities. We encourage taking your pet to any grassed areas outside of the complex/building for toileting. Please note council regulations which require you to always pick up after your pet and ensure waste bags are disposed of in a bin.

I UNDERSTAND MY PET IS NOT PERMITTED IN THE RECREATION AREAS OF THE COMPLEX & IT IS MY RESPONSIBILITY TO PICK UP AFTER MY PET: Y / N

I/We, _____ of apartment _____ of _____, understand my/our responsibilities as a pet owner/s will ensure I/We abide by all provisions outlined in this agreement and any other instructions given by Building Management staff throughout my/our tenancy.

Signed: _____ Date: _____

Signed: _____ Date: _____



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Local Pet-Friendly Suggestions

- **Local dog off-leash parks**

Park behind Centenary Pool – Gregory Tce, SPRING HILL

Powerhouse Park – Lamington St, NEW FARM

Bancroft Park – 360 Kelvin Grove Rd, KELVIN GROVE

Victoria Park – 30 Herston Rd, HERSTON

- **Local vets**

New Farm Veterinary Surgery

07 3358 4154

764 Brunswick Street, New Farm

Red Hill Veterinary Clinic

07 3369 3444

48 Enoggera Terrace, Red Hill

Wilston Veterinary Surgery

07 3357 3882

50 Newmarket Road, Windsor

EMERGENCY / AFTER HOURS

Pet Emergency 24/7 Vet

07 3359 5333

263 Appleby Road, Stafford Heights

- **Local pet food and supply stores**

Pet Barn Windsor

07 3857 6222

Shop 410A, Homezone, 142 Newmarket Road, Windsor

- **Pet day care and boarding facilities**

The Pet Pad – Doggy Daycare and Grooming Salon

07 3216 0888

Level 1 / 32 Doggett Street, Newstead

Dolittles Pet Retreats – drop off at Eagle Farm

1300 788 965

36 Harvey Street North, Eagle Farm

Luxury Cattery - Wilston Vet

07 3357 3882

50 Newmarket Road, Windsor

