

Policy Number: 60

Policy Name: **Pet Ownership**

Version: 02

Established: 2020

Present Version Passed: 08/12/2020

Next Scheduled Review: 2022

PURPOSE

The Pet Ownership Policy seeks to establish appropriate guidelines for tenant-members to obtain or keep a pet at a NGRHC managed or owned property. Tenant-members are responsible to ensure these pets are kept in a manner that complies with the City of Greater Geelong Local Laws, and avoids damage to the property, disturbing neighbours or creating a nuisance.

SCOPE

This policy applies to all tenant-members of the Northern Geelong Rental Housing Co-operative (NGRHC).

RELEVANT CO-OP OBJECTIVES

Housing Registrar Performance Standards for Registered Housing Providers.

POLICY STATEMENT

NGRHC recognises that many Co-operative member households have pets that are considered to be part of the family, however, it is the tenant-members responsibility to ensure the pet is suited to their rental property and is appropriately looked after.

Approach to pet ownership - guiding principles

- Any members who currently own or wish to own a pet must:
 - Comply with the City of Greater Geelong Domestic Animal Management Plan regarding limits on types and numbers of animals allowed to be kept in residential areas
 - Comply with City of Greater Geelong registration, desexing and microchipping requirements in relation to dogs and cats
- New tenant-members who have a pet must complete a 'Pet Request Form' at the time of signing a rental agreement
- Existing tenant-members who wish to get a pet must complete a 'Pet Request Form' before getting a pet.
- Tenant-members must keep any pet in accordance with the requirements of the Prevention of Cruelty to Animals Act, in relation to animal health and welfare
- Tenant-members must keep all areas where pets are housed clean, safe, and free from parasites. The backyard must be free of excrement.
- Tenant-members must keep their pet's bedding and feeding equipment (including bird cages) away from carpeted areas

POLICIES & PROCEDURES OF THE NORTHERN GEELONG RENTAL HOUSING CO-OPERATIVE LTD

- Tenant-members must ensure that any pets do not disturb neighbours or create a nuisance
- When vacating a property where dogs or cats have been kept, the tenant-member must 'flea-bomb' the inside and outside of the property
- Where any type of damage has resulted from keeping pets, the tenant-member must report this immediately to the Co-op and arrange for appropriate repairs by qualified trades at their cost, or repay the Co-op for repairs undertaken by contractors
- During inspections by Co-op staff, or when trades are undertaking maintenance pets must be restrained

PROCEDURE

Pet Ownership Guidelines

- New members must complete a 'Pet Request Form' at the time of signing their rental agreement if they have a pet or want to have a pet
- Current tenant-members must complete a 'Pet Request Form' before adding new pets to their household
- Where a breach of this policy has been found, the Co-op will pursue the matter through the City of Greater Geelong's Local Laws, the RSPCA and/or the Residential Tenancies Act

DEFINITIONS

Pet	A pet means any domestic animal except an assistance dog (a dog trained to help a person with a disability)
Pet Request form	A prescribed form available from Consumer Affairs Victoria. Tenant-members must use this form to ask their landlord for consent to keep a pet at the rented premises. Landlords can only refuse a pet request if the Victorian Civil and Administrative Tribunal (VCAT) orders it is reasonable to do so. This form is available from the CAV website: https://www.consumer.vic.gov.au/petsrenting

RELATED DOCUMENTS

Rent Management Policy
Maintenance Policy
Allocation of Long-Term Housing Policy
Asset Management Policy

LEGISLATION AND STANDARDS

Residential Tenancies Act 1997
Prevention of Cruelty to Animals Act 1986
Prevention of Cruelty to Animals Regulations 2019
City of Greater Geelong - Domestic Animal Management Plan
<https://www.geelongaustralia.com.au/pets/article/item/8cbc7b765544070.aspx>
Pets and renting – Consumer Affairs - <https://www.consumer.vic.gov.au/petsrenting>

TRANSPARENCY AND ACCESSIBILITY

This policy will be available on the NGRHC website www.ngrhc.org.au