



SENIORS LIVING UNITS PET POLICY & PROCEDURE

Policy

McKinlay Shire Council (MSC) respects the rights of all tenants to live in a safe and peaceful Seniors Living Complex. Further MSC recognises that some tenants have an attachment to their pets and given this new tenants may be permitted an existing pet into the Seniors Living Complex subject to the following conditions and procedures.

The types of pets permitted (upon successful application) at the Seniors Living complex are Cats (**existing pet only**) and Fish. No more than one cat per unit, and one fish tank (no larger than 250 litres in volume).

Permission of pets is subject to permission which must be obtained prior to the pet being brought into the unit.

Permission may be withdrawn if pets are not kept in accordance with the Pet Ownership rules.

Should a tenant be permitted to bring a pet into the Seniors Living Unit, a refundable deposit must be paid prior to the pet being brought into the unit. This deposit is not applicable to service or companion animals. The deposit amount is \$500.00 (cats only).

Pet Ownership Rules

Standard Rules

- Pets must be kept and cared for in accordance with the local government regulations
- Pets must not create unreasonable noise or nuisance
- Cats must be de-sexed and kept in a clean condition.
- Cats are to be kept inside the owner's premises
- Cats are to wear a bell on a collar at all times
- For the safety of all residents, no other types of animals are to be kept as pets or brought into common areas at any time.
- No pets are permitted within any building (other than their owner's premises) or any enclosed common area in the complex, unless they are approved companion aid animals e.g. Guide Dogs.
- Residents are to ensure their premises and common areas remain clean and free from pet debris at all times. Residents must immediately clean up after their pets.
- When a pet dies it cannot be replaced by another pet, a separate application must be completed.
- Should a tenant be no longer capable of providing adequate care for the pet/s they are responsible for making alternative arrangements as soon as advised by Council Management (within 7 days of the notice).

Emergency Care Arrangements

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Pet Owners must nominate a person(s) to provide emergency care should they be unable to care for their pet at any time. Any costs incurred by MSC in the provision of emergency care will be charged to the resident.

Withdrawal of Permission

Permission to keep a pet may be withdrawn if the pet(s):

- Create unreasonable noise or nuisance
- Attack or threaten people or other animals within the village
- Cause damage to the other residents or complex property
- Was NOT approved by management
- If tenant shows signs of not being able to adequately care for the pet(s)

Replacement of Pets

Replacement of existing pets is subject to the Standard Rules and may also be subject to the discretionary approval of the Complex/ Housing Manager.

Vacating Units

On vacating units, tenants (at their expense) are required to have the carpets professionally cleaned and pest control completed.

Procedure

- A Pet Application form is to be completed and submitted to Council prior to any pet being permitted to reside at the Independent Seniors Living Units.
- As part of the assessment for tenancy of the Independent Seniors Living Units, the Pet Owner will be assessed on capability for care of the pet/s and on an ongoing basis in response to their changing health status and preferences.
- Following the approval of the Pet Application Form, the refundable deposit must be paid to Council prior to the pet/s residing in the unit.
- To ensure the ongoing care needs of the pet/s are met, an 'emergency carer' must be nominated should the tenant no longer be able to care for the pet/s.
- The pet is not allowed to run freely in the common area of the complex.
- Should the Council receive complaints, they will be dealt with in the following manner:
 - First verbal or written complaint – Council Officer will speak with pet owner to discuss the complaint and agree to a plan of corrective action.
 - Second verbal or written complaint – Council Officer will write to the Pet Owner seeking corrective action and reasons permission to keep a pet shouldn't be withdrawn.
 - Third complaint – Permission to keep pet withdrawn.

Application of Policy

Note this policy does not apply to Service or Companion animals. These types of pets are done by separate agreement.

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