



Your Secretary: C/o The Nuu Co Pty Ltd
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**SUBMISSION FOR CONSIDERATION OF LOT OWNER MOTION
FOR COMMITTEE FOR BODY CORPORATE FOR “THE GALLERY RESIDENCES CTS
54683” TO CONSIDER¹**

TO: The Body Corporate for The Gallery Residences Community Titles Scheme No. 54683
From: The Applicant(s)

When to use this form:

The Applicant(s) described in **Part 2** seek consent of the Body Corporate under by-law 12 of The Gallery Residences CTS 54683 by-laws to keep the domestic animal described in **Part 3** of this Application in their Lot. The Applicant seeks the Body Corporate’s confirmation about whether the Body Corporate agrees to give its written approval to bring or keep a domestic pet on the lot or common property.

PART 1: Applicant’s Proposed Motion for Committee

Committee Motion:

That the Committee decide whether to grant written approval to the Applicant to keep the domestic animal described in Part 3 of this Application, and if so, what conditions will apply to any approval.

Please note the following obligations and restrictions:

- 1. Please read By-Law 12 relating to the Keeping of Animals at The Gallery Residences CTS 54683 **attached**.

PART 2: Applicant Details [Applicant(s) to complete this Part 2]

Full Name(s) of Applicant(s):	
Are you the owner or tenant of the Lot?	<i>If you are the tenant, your must attach written consent from the lot owner to you keeping the proposed animal.</i>
Your Lot Number:	
Your Best Contact Email Address:	
Your Best Phone Number:	
Applicant acknowledgements:	
<ol style="list-style-type: none"> 1. The Applicant(s) acknowledges that they have read the The Gallery Residences CTS 54683 By-law 12 attached to this application and agree to comply with all conditions, including the following additional conditions: <ol style="list-style-type: none"> a. The body corporate may ask for, and I will provide, updated veterinary certificates for the animal at any time while this approval is in effect; 	

¹ Lot owners have the right to submit up to a maximum of 5 proposed motions to the Committee to decide within a 12-month period: [Regulation 50 of the Body Corporate and Community Management Act 1997](#). The Committee must decide a lot owner’s motion as soon as reasonably practicable, and within a 6 week period after the motion is submitted unless it gives the lot owner a written notice stating that the committee requires more time to decide the motion, with the reasons it requires more time and the committee’s decision is made within an additional period not exceeding a further 6 weeks (on top of the original 6-week period = 12-weeks). The Committee is not permitted to make decisions on lot owner motions that are about ‘restricted issues’ that the Committee can’t make decisions about, or motions that would conflict with the Body Corporate and Community Management Act 1997, regulations or by-laws, or would be unlawful or unenforceable. If the Committee does not make its decision within the decision period (maximum of 12 weeks), then it means the Committee has not agreed to the motion.



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<p>b. I will advise the body corporate in writing if the animal (dog) that is the subject of this approval declared as a dangerous dog by a local government body within 24 hours of receipt of such notification from the local government body;</p> <p>c. If the animal must be registered with the Gold Coast City Council, with or without conditions, under local government laws, I will comply with all such laws at all times that the animal is kept on the CTS under this approval;</p> <p>d. I will notify the body corporate in writing within 24 hours if for any reason the animal is no longer registered under local government laws where that registration is required under those laws;</p> <p>e. Copies of the following documents must be provided to the body corporate with this application:-</p> <ul style="list-style-type: none"> i. Photo of the pet that is the subject of this application; ii. Copy of the Gold Coast City Council Registration record for the animal (if applicable); iii. Copy of veterinarian papers confirming current vaccinations.
<p>Applicant(s) Signature(s) confirming the above acknowledgements:</p>
<p>Date of signature(s):</p>

PART 3: Proposed Domestic Pet *[Applicant(s) to complete this Part 3]*

Brief description of your application:	
Name of the animal:	
Description of animal (type, breed, age):	
Photograph of the animal	Please attach a photograph of the animal to this application.
Veterinary certificate for the animal	Please attach veterinary certificate for the animal
Evidence of Council registration (if applicable)	Please attach evidence of Council registration (if applicable) See City of Gold Coast link for rules for animal registration
Proposed length of stay (if not permanent)	
Any other information you wish the Committee to consider	



Considerations

When the Committee is considering this application it will consider By-Law 12 and any potential impact on the common property and residents.

The Gallery Residences CTS 54683 By-law 12: Keeping of Animals

12 KEEPING OF ANIMALS:

- (a) Subject to section 181 of the Act, the owner or occupier of a lot shall not, without the approval in writing of the Committee keep any animal upon their lot or bring an animal onto the common property.
- (b) The Committee shall not unreasonably withhold its consent for the keeping on a lot of either a small domestic dog or cat which shall not grow to a weight greater than 10kgs and which shall not be likely to cause a nuisance to other owners and occupiers.
- (c) Any such consent may be withdrawn by the Committee if it is found that the animal is an ongoing nuisance to other occupiers.
- (d) If the Committee does approve a pet, the Committee must impose the following conditions where it would be practicable and reasonable to do so:
 - (i) The pet must be kept in the lot the subject of the approval (and any exclusive use areas of the lot that are suitably enclosed) while the pet is present on the scheme land;
 - (ii) The pet is not permitted to roam on common property or into other lots;
 - (iii) The pet must enter or traverse common property only for the purpose of being brought directly onto or taken directly off scheme land, at which time the pet must be carried, leashed or similarly restrained;
 - (iv) The pet is not permitted to make noise, or otherwise cause a nuisance, that unreasonably interferes with a person's use or enjoyment of another lot or common property;
 - (v) The pet is not permitted to defecate or urinate on common property, and if it does the same must be cleaned as soon as possible by the owner or occupier of the lot the subject of the approval;
 - (vi) All animal waste must be promptly and effectively disposed of to avoid spillage or odour;
 - (vii) All applicable local council regulations regarding keeping of the pet must be complied with;
 - (viii) All reasonable steps must be taken to keep the pet well-groomed, in good health, free from fleas and parasites, and vaccinated;
 - (ix) No additional, replacement or substitute pet may be brought onto the Lot or common property without the prior written approval of the Committee.