

Wings Residential Resort & Spa

The Wings by-laws prohibit pets from entering/exiting the ground floor foyer unless carried or in a carrier

Approved path of dogs entering & exiting the Wings building via basement levels B1 and B2

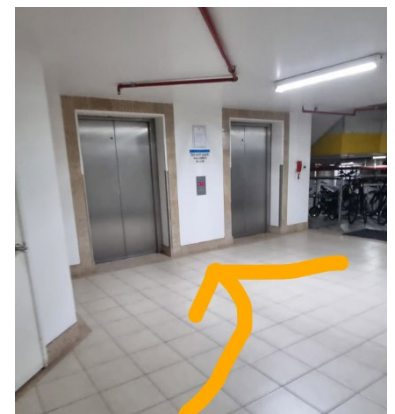
Dogs must enter/exit the Wings building on lead through this 24 hour accessible door (access past ground floor mailboxes then via outside lift or stairs near Shiraz):



Residents with access to Basement Level 1 then travel via B1 garage sliding door to Wings internal lifts:



Residents with access to Basement Level 2 then travel via B2 garage sliding door to Wings internal lifts:





Your Secretary: C/o The Nuu Co, Nicole Wilde
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**SUBMISSION FOR CONSIDERATION OF LOT OWNER MOTION
FOR COMMITTEE FOR BODY CORPORATE FOR “WINGS RESIDENTIAL RESORT AND
SPA” TO CONSIDER¹**

TO: The Body Corporate for Wings Residential Resort and Spa Community Titles Scheme No. 32967
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 22 of the Wings Residential Resort and Spa 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 22 relating to the Keeping of Animals at Wings Residential Resort and Spa 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, please attach written consent from the lot owner consents to you keeping the proposed animal.</i>
Your Lot Number:	
Your Best Contact Email Address:	
Your Best Phone Number:	
Applicant acknowledgements:	
1. The Applicant(s) acknowledges that they have read the Wings Residential Resort and Spa By-law 22 attached to this application.	
Applicant(s) Signature(s) confirming the above acknowledgements:	
Date of signature(s):	

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

Brief description of your application:	
Name of the animal:	
Description of animal (breed, age):	
Photograph of the animal	Please attach a photograph of the animal to this application.
Proposed length of stay (if not permanent)	
Name, address and contact phone no of vet:	
Vaccination certificate	I confirm current vaccination certificate is <u>attached</u> .
Council registration details	I confirm current Council registration details are <u>attached</u> .
Certificate desexed	I confirm certificate confirming the animal is desexed is <u>attached</u> .



Considerations

When the Committee is considering this application it will consider By-Law 22 and any potential impact on the common property and residents.

Wings Residential Resort and Spa By-law 22: Keeping of Animals

By-law 22: Keeping of Animals

22. KEEPING OF ANIMALS

- 22.1 This By-law is subject to Section 181 of the Act "Guide, hearing and assistance dogs" as amended or varied from time to time.
- 22.2 An occupier of a lot is only entitled to keep an animal on the lot on the condition that the lot owner obtains the prior written consent of the committee.
- 22.3 It is the responsibility of the occupier of a lot in applying for consent pursuant to By-law 22.2.2 to provide sufficient information to the committee to enable a decision to be made having regard to:
- 22.3.1 The factors listed in By-law 22.5; and
- 22.3.2 Any other matters as requested by the committee relevant to considering whether approval should be granted.
- 22.4 The occupier of a lot must execute all necessary documentation where required by the committee in compliance with By-law 22.5.
- 22.5 Any approval granted by the committee for an animal will be subject to the following conditions:
- 22.5.1 An occupier of a lot is not permitted to keep more than one animal in a lot.
- 22.5.2 The animal must be toilet trained and domesticated.
- 22.5.3 An occupier of a lot must provide to the committee:
- If any regulation requires the animal to be registered with the Gold Coast City Council, evidence of registration provided on a yearly basis.
 - A photo of the animal, 14 days prior to the animal being kept in the lot.
 - Age and Breed.
 - A certificate from VETCALL or such other Veterinarian service as nominated by the committee from time to time confirming the animal is healthy and free from major diseases and that the animal has had the required inoculations and flea protection.
- 22.5.4 Approval to domicile an animal within the lot shall be approved or denied by the committee seven days after the lot occupier supplies the information required by this By-law and prior to the animal taking up residence in the lot. If the animal is not approved within this time frame the animal will be deemed not to be approved until such time as the committee gives express written approval.
- 22.5.5 When in the scheme land the animal must be domiciled within the lot at all times.
- 22.5.6 The animal must not cause a nuisance to, or disturb, any other lot owner or occupier or visitor.
- 22.5.7 The animal must be kept indoors between 9.00pm and 7.00am.
- 22.5.8 The occupier must place appropriate temporary fencing on the balcony (which complies with the By-laws) to ensure the animal cannot fall through or access an adjoining balcony.
- 22.5.9 The animal is only permitted on the common property for the purpose of ingress or egress to a lot whereby the animal must be on a leash at all times, and reference should be made to paragraph 22.5.10.



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- 22.5.10 An animal must not cross over any of the areas of the common property inside the building including the main foyer, the lifts or hallways unless it is being carried by its owner or transported in an appropriate pet carrier (including a wheeled carrier) or by way of another method approved by the committee in writing.
- 22.5.11 The animal is not permitted in any common property recreational areas including but not limited to the, swimming pool, children's playground, tennis court area, BBQ and eating areas, or grass and garden areas.
- 22.5.12 If the animal defecates whilst on the common property (which must not be encouraged by the owner of the animal) any waste from the animal must be disposed of in a hygienic manner.
- 22.5.13 The animal must be domesticated, kept clean, quiet and controlled at all times while on the common property.
- 22.5.14 The animal's food must:
- Not be allowed to attract vermin;
 - Not be left on the balcony area of the lot other than at feed time;
 - Not have a bad smell; and
 - Be fresh and kept in clean bowls.
- 22.5.15 Reasonable steps must be taken to keep the animal clean and free from fleas and parasites.
- 22.5.16 The owner of the animal must indemnify the body corporate from any legal action, claim, damages, injury or compensation arising from any breach of this By-law.
- 22.5.17 Where the animal is a cat or a dog, the animal must wear an identification tag clearly showing the owner's unit number, address and telephone number.
- 22.5.18 Where the animal is a cat it must wear a collar bell.
- 22.5.19 The animal must be desexed and possess a microchip as if it were an applicable cat or dog regulated by the *Animal Management (Cats and Dogs) Act 2008* unless it is not reasonably feasible.
- 22.5.20 The owner of the animal must confirm in writing that they will abide by the conditions as required by the committee under this By-law.
- 22.6 Any animal that has not been approved by the committee or breaches these By-laws must be removed from the Scheme land within a reasonable time after a written demand by the committee.
- 22.7 Approval granted by the committee to an occupier will be withdrawn if the owner of the animal receives three or more written notices on separate occasions from the committee advising the occupier of a breach of any of the above conditions in relation to their animal.
- 22.8 Approval is for the current pet only and not for any other additional or replacement pet.
- 22.9 In the event that any part of this By-law be acknowledged by the Committee, or be adjudged by a court or be held or rendered by any competent government authority to be invalid, illegal or unenforceable, such part will be severed from the remainder of this By-law and will be deemed never to have been part of it and the remainder of it will subsist and remain in full force and effect unless the basic purposes of it would be defeated.