

Pet Policy (HCT)

Chief Operating Officer

Document Owner

1.1

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Review Period

1. Purpose

The purpose of this policy is to provide a decision-making framework for residents to keep pets in the Housing Choices Tasmania portfolio.

2. Scope

This policy applies to all tenants who live in properties owned or managed by Housing Choices Tasmania.

Organisation	Abbreviation	ACN
Housing Choices Tasmania Limited	HCTL	147 840 202

3. Policy Statement

Housing Choices Tasmania's residential lease agreements with tenants state that tenants must not keep animals at their property unless prior permission has been given. Clause 31.2 states:

The tenant agrees not to keep dogs, cats, birds or other pets anywhere on the premises without the written permission of the owner.

Housing Choices Tasmania understands the importance to people of the companionship of pets, and will grant approval to keep domestic pets, subject to council by-laws and the *Residential Tenancy Amendment (Pets) Act 2025*. However, HCT retains the right as the landlord to make an application to the Tasmanian Civil & Administrative Tribunal (TASCAT) if HCT believes a pet to be unreasonable.

3.1. Permission withheld

Housing Choices Tasmania may make an application to TASCAT to withhold permission under the following circumstances.

- The unit/house does not have fenced and secure rear yard of a suitable size suitable for the type or size of the animal;
- The type or height of fencing is unsuitable for the type or size of the pet
- It breaches Council by-laws;

- The unit/house has body corporate rules that limit or prohibit the keeping of animals (the strata title by-laws);
- Legitimate access to the property is impeded by the animal e.g. meter box access etc;
- The keeping of the animals requires a kennel license. This varies across Councils but would normally apply to two (2) or more animals;
- The animal is used for business, racing or breeding purposes of a commercial nature. Running a business from a public and/or Social housing property is a breach of the Housing Choices Tasmania lease;
- The animal is not a pet which is usually kept in a domestic setting such as a horse or goat; however, in very limited circumstances this may be approved i.e. a large property in a rural area.
- The client has a history of poor treatment of animals such as RSPCA involvement or abandonment of animals; and/or
- The client's animal is not neutered and there are or have been problems with unwanted strays near the premises, and the client is not willing to neuter the animal.

Housing Choices Tasmania can refuse consent to a tenant keeping a 'dangerous dog' as defined by the Dog Control Act 2000, without making application to TASCAT.

Residents that have permission to keep a pet will have a specific agreement that outlines the requirements for keeping pets.

Where approval to keep an animal has been granted, a resident will take full responsibility for their pet including:

- Care for the pet
- Ensure their pet does not cause a nuisance to any neighbours
- Ensure they are meeting council by-laws and regulations
- Ensure their pet does not endanger the safety of other residents or staff attending their property
- Keep pets under control and restrained whilst in common areas
- for any damage that an animal may cause to the property.
- repair any damage to property during a tenancy if it is found that an animal has damaged any part of the property and/or yard. These issues will be discussed at the time a property is inspected and a 28-day timeframe will be granted for the repairs to be completed to a professional and tradesman like standard.
- Follow any conditions determined by TASCAT as part of an application made regarding the pet.

3.2. Permission withdrawn

Housing Choices Tasmania may seek to withdraw consent by making an application to TASCAT under the following circumstances:

- Tenant has not complied with the conditions under the lease
- The animals are causing damage to the property
- The animals become a nuisance or danger to neighbours, visitors or the general community
- Animals are not cared for in a satisfactory manner (this includes the appropriate disposal of wastes) and in accordance with the *Animal Welfare Act 1993*

- Housing Choices Tasmania requires the animal to be neutered because of problems with unwanted strays near the premises, and evidence is not supplied showing that the animal has been neutered as required
- The animal is not registered in accordance with council requirements
- The relevant council has indicated that a tenant has a dangerous dog and that it must be removed, and/or
- The relevant council has instructed that a specific enclosure be constructed to ensure the dog/s is secure under the *Dogs Control Act 2000*. Housing Choices Tasmania may prohibit the enclosure to be constructed on public housing property.

4. References:

LEGISLATION & STANDARDS	RELATED INTERNAL DOCUMENTS
<ul style="list-style-type: none"> • <i>Residential Tenancies Act 1997 (Tas)</i> • <i>Residential Tenancy Amendment (Pets) Act 2025</i> • <i>Disability Discrimination Act 1992 (Cth)</i> • <i>Dog Control Act 2000</i> • <i>National Rental Affordable Incentive Scheme Guidelines (NRAS) RMA 2021</i> 	



English:

If you need an interpreter, please call TIS National on 131 450 and ask them to call **Housing Choices Australia** on **1300 312 447**. Our business hours are **9am to 5pm, Monday to Friday**.

You can also visit the TIS National website for translated information about the service TIS National provides. Visit: www.tisnational.gov.au

Arabic:

إذا كنت بحاجة إلى مترجم، يرجى الاتصال بـ TIS الوطنية على الرقم 131 450 وأطلب منهم الاتصال بـ **Housing Choices Australia** على هاتف رقم **1300 312 447**. ساعات العمل الخاصة بنا **9am to 5pm, Monday to Friday**.

يمكنك أيضا زيارة موقع TIS الوطنية للحصول على معلومات حول الخدمات التي تقدمها TIS الوطنية. قم بزيارة: www.tisnational.gov.au

Farsi (alt Persian):

اگر به مترجم نیاز دارید، لطفاً با شماره تلفن تیس نشنال 131 450 تماس بگیرید و از آنها بخواهید با **Housing Choices Australia** به شماره **1300 312 447** تماس بگیرید. ساعت کاری ما **9am to 5pm, Monday to Friday** است.

www.tisnational.gov.au شما همچنین می توانید به وب سایت تیس نشنال برای اطلاعات در مورد خدماتی که تیس نشنال فراهم می کند مراجعه کنید. به

Vietnamese:

Nếu quý vị cần thông dịch viên, xin hãy gọi cho Dịch vụ Thông Phiên dịch Quốc gia (TIS Quốc gia) theo số 131 450 và yêu cầu họ gọi cho **Housing Choices Australia** theo số **1300 312 447**. Giờ làm việc của chúng tôi là **9am to 5pm, Monday to Friday**. Quý vị cũng có thể vào thăm trang mạng của TIS Quốc gia để có thông tin về các dịch vụ mà TIS Quốc gia cung cấp. Hãy vào thăm www.tisnational.gov.au

Somali:

Haddii aad u baahan tahay turjumaan, fadlan ka wac TIS National taleefanka 131 450 waxaad ka codsataa inay kuu wacaan **Housing Choices Australia** iyo **1300 312 447**. Saacadaha Shaqadu waa **9am to 5pm, Monday to Friday**.

Waxaad kaloo booqan kartaa website-ka TIS National ee macluumaadka turjuman oo ku saabsan adeegga TIS National ay bixiso. Ka eeg: www.tisnational.gov.au

Simplified Chinese:

如果您需要口译员，请拨打TIS National 的电话131 450，请他们打电话给**Housing Choices Australia**。电话号码：**1300 312 447**。我们的营业时间是**9am to 5pm, Monday to Friday**。

你也可以访问TIS National 的网站，了解TIS National提供的服务。网址：www.tisnational.gov.au

Traditional Chinese:

若你需要口譯員，請撥打TIS National電話131 450並請他們轉接 **Housing Choices Australia** 的電話 **1300 312 447**。我們的工作時間是 **9am to 5pm, Monday to Friday**。

你也可以瀏覽TIS National 網站瞭解TIS National 的服務資訊，網址：www.tisnational.gov.au

Spanish:

Si necesita un intérprete, por favor llame a TIS National en el 131 450 y pida que lo comuniquen con **Housing Choices Australia** en el **1300 312 447**. Nuestro horario de oficina es **9am to 5pm, Monday to Friday**.

También puede visitar el sitio web de TIS National para obtener información acerca de los servicios que provee TIS National. Visite www.tisnational.gov.au

Italian:

Se hai bisogno di un interprete, telefona a TIS National al numero 131 450 e chiedi di chiamare **Housing Choices Australia** al **1300 312 447**. I nostri orari d'ufficio sono **9am to 5pm, Monday to Friday**.

Puoi visitare anche il sito web TIS National per informazioni tradotte sul servizio che TIS National fornisce. Visita il sito: www.tisnational.gov.au

For other languages, access to an interpreter is available by contacting Housing Choices Australia on 1300 312 447.