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NCCH rules on pets

This pets policy establishes the rules and conditions under which a pet may be kept in NCCH capital properties.

The primary purpose of these rules is to establish reasonable requirements for the keeping of common household pets in order to provide a decent, safe and sanitary environment for existing and prospective tenants, NCCH employees and the public, and to preserve the physical condition of NCCH properties.

These rules do not limit or impair the rights of persons with disabilities, or affect any authority that NCCH has under other legal provisions to regulate animals that assist persons with disabilities.

Violations of this policy shall be considered a breach of term of the lease by the tenant. Any animal found in NCCH-owned or managed accommodation without a proper licence, tags and restraint, where required, shall be reported to the relevant local authority for its removal.

Rejection of housing

Where a client rejects an offer of housing because they have animals which they intend to keep and doing so would breach the NCCH Pets Policy, NCCH will accept their reasons for refusal and the offer will not be regarded as reasonable.

The client will not receive any further offers of housing from NCCH, but can still remain on the register for an offer from another social housing provider.

Restricted and dangerous dogs

Legislation in NSW defines restricted and dangerous dogs and places strict rules in relation to the enclosing and management of these animals. Therefore, all dogs covered by this legislation are banned from all NCCH managed properties.

The complete list of dogs banned from NCCH managed properties is on the back of this factsheet

Assistive animals

An assistive animal provides assistance, service, or support to a tenant with disabilities or health issues or to an older person.

The keeping of single assistive animals are exempt from any restrictions placed on pets under the NCCH Pets Policy.

NCCH staff have the discretion to define a pet as an assistive animal.

Prohibited and restricted animals

Tenants are not able to keep animals that are prohibited under local Council or other legislation.

Tenants must comply with all required permissions and regulations in relation to the keeping of native or otherwise restricted animals.

Headlease properties

The policy for the keeping of pets in headlease properties will be determined by the conditions of the superior lease, ie the lease that NCCH signs with the property owner/agent.

Breeding of animals

Tenants cannot breed animals on NCCH properties where such contravenes the Pets Policy.

See also our policies on “Tenants Working From Home”

Transitional housing

NCCH does not encourage the keeping of pets by tenants who are living in transitional housing arrangements with NCCH, due to the difficulties often experienced by clients with pets in acquiring alternative accommodation.

Introduction of the Pets Policy

This policy has been added as an additional term to every residential tenancy agreement signed from 1st October 2010.

Existing tenants of NCCH at that time were exempt from this policy. An exception to this is where any local Council has:

- declared an animal belonging to a tenant to be a dangerous or restricted dog under the relevant Companion Animals legislation in NSW; or
- the keeping of the animal/s by a tenant is a breach of local Council or other legislation.

Dogs banned by NCCH

Category	Restricted Dogs	Dangerous Dogs	Other breeds banned by NCCH
Definition	Any dog declared under the relevant legislation (Companion Animal Act) to be a restricted dog (or cross-breed of any such breed or kind of dog).	Any dog declared dangerous by a local Council.	These breeds of large dogs are known to be aggressive and are banned by NCCH. These dogs often require additional property upkeep, e.g. enclosed and secure fencing, in order to protect children, neighbours, staff, etc
Information on banned breeds	American Pitbull Terrier or Pitbull Terrier; Japanese Tosa; Dogo Argentino (Argentinean fighting dog); Fila Brasileiro (Brazilian fighting dog) OR Any dog declared by any local council under the relevant legislation to be a restricted dog a cross-breed of any such breed or kind of dog.	Any dog can be declared dangerous if it has attacked or killed a person or animal; repeatedly threatened to attack; or repeatedly chased a person or animal.	Rottweiler; German Shepherd; Huskie; Malamute; Doberman Pinscher; Chow Chow; Presa Canario; Boxers; Dalmation.

Guidelines for Properties

Property or household type	Rules
Dwellings in medium-density living (eg apartments, units)	No dogs may be kept, other than assistive animals A maximum of two pets: a cat and either a caged bird/s, fish tank, or one reasonable number of small pets, e.g. rabbits, guinea pigs, etc.
Single residential dwellings with yards	A maximum of three pets: a cat and/or a dog, a caged bird/s, fish tank, or one reasonable number of small pets, e.g. rabbits, guinea pigs, etc.
Shared or group housing (ie more than one household in a single property)	According to the property type listed above, but subject to approval of all other residents sharing the dwelling.