

MEDIA RELEASE

15 July 2009

**Promoting
Responsible
Dog
Ownership**



Dogs in home units make financial sense

The majority of landlords refuse to let tenants bring pets other than fish in tanks into the property at any time during their lease, but they are missing out an important way to maximise their investment's potential. **Dogs NSW** suggests lessors can make extra revenue and help ease the strain placed on animal shelters by making more flexible allowances for dogs in rental properties.

"Australia has one of the highest rates of pet ownership in the world, with over two thirds of households owning a pet, but renters seem to always run into problems when they are trying to find a place that lets them keep their dog with them." says veterinarian and **Dogs NSW** spokesperson **Dr Peter Higgins**.

"I think landlords, given the current economic climate, could benefit from education as to the benefits dogs can bring to the property value. Research in Queensland has shown that a dog friendly unit can add as much as \$15,000 to its resale value. Not only that but pet owners are usually happy to pay slightly more if they know their dog is allowed in their unit.", added **Dr Higgins**.

Landlords are often weary of property damage, noise, complaints from other tenants, and insurance costs that may be associated with allowing dogs and other pets into leased properties, though coming to an arrangement with the tenant may increase the value of the property and add to the community life of an area or an apartment block.

"Those living in units should not be deterred from asking their landlord if a pet is allowed. Some small dog breeds are great for environments like these, and, with patience, can be easily trained to use litter tray and not make excess noise".

"There's always such a focus on the bad side of it, but they can actually be a positive force for the owner and surrounding residents. Tenants with pets are usually more responsible and trustworthy people, and as such will look after properties with care.", believes **Dr Higgins**.

"Dogs don't cause damage to properties. Irresponsible tenants do.", says **Dr Higgins**.

Neighbouring residents who don't have the time or money for a family pet can also enjoy the company their neighbour's animals while spending time together as a community. In this sense, dogs are a positive force for community building that will keep the relationship between the tenants and landlord harmonious.

"In a time when renting is becoming increasingly common, it makes sound financial sense for property owners to let their tenants bring a pet or two into the house, especially if they are willing to pay to keep their best friend living with them. And just as importantly it adds financial value for the owner. The positives simply far outweigh the negatives.", claims **Dr Higgins**.

***** ENDS *****

For further information, images or interviews, contact:

Tomas Ganderton or Dr Peter Higgins
Media Liaison
0401 927 653 or 0410 67 63 65
TomasGanderton@dogsnsw.org.au

Dogs NSW is located at:

The Bill Spilstead Complex for Canine Affairs,
44 Luddenham Road,
Erskine Park,
NSW 2759