



Fact sheet

Pool barrier inspections

The legislation

Stage 1 of Queensland's new pool safety laws was introduced on 1 December 2009 and applied to new residential pools. Stage 2, began on 1 December 2010 and mostly affected existing swimming pools.

There is now 1 pool safety standard, the Queensland Development Code Mandatory Part 3.4 that replaces 11 different pool safety standards.

The effect

Under Queensland's swimming pool safety laws:

- A *Pool safety certificate*, issued by a licensed Pool Safety Inspector, is required when selling, buying or leasing a property with a pool (*Pool safety certificates* are valid for one year for a shared pool and two years for a non-shared pool)
- The pool safety standard applies to all pools associated with houses, units, hotels, motels, backpacker hostels, caravan parks, mobile van parks and other forms of short-term accommodation
- The pool safety standard applies to indoor pools as well as outdoor pools
- All swimming pools had to be included on the state-based pool safety register by 4 November 2011
- Safety barriers are mandatory for all portable pools and spas deeper than 300 millimetres.

If a building such as a home, unit or hotel room is within the pool fence perimeter, it needs to be fenced from the pool. This includes buildings with living areas such as games rooms.

Toilet facilities and change rooms may be located within the pool area, but these structures must not provide a thoroughfare into the pool enclosure from outside.

When the new pool safety standard has to be met

Pool owners have until 30 November 2015 to comply with the new pool safety standards, or earlier if their property is sold or leased before then.

If you are selling a property with a non-shared pool such as pools for houses or townhouses or units with their own pool or spa, you must have either:

- A *Pool safety certificate*, obtained before settlement of a contract
- A *Notice of no pool safety certificate*—form 36 (PDF, 60KB) issued before contract and before settlement advising the buyer that a certificate must be obtained within 90 days of settlement.

If you are leasing your property, a *Pool safety certificate* must be obtained before entering into the lease. The certificate must be renewed every two years.

A *Pool safety certificate* (form 23) (PDF, 84KB) is required in Queensland when selling or leasing a property with a regulated pool.