



Gold Coast Pool Compliance Pty Ltd

Real Estate Agents

Help stop our children drowning.

In the past five years over 175 Australian children have drowned under the age of five and 50% occurred in our swimming pools. These are preventative so do your bit and make sure your pool is safe.

ARE YOU AWARE OF YOUR RESPONSIBILITY?

DON'T GET FINED!!! KNOW WHAT NEEDS TO BE DONE.

Leasing or Renting a Property

1. You must have a Pool Safety Certificate when renting or leasing a property.
2. A tenant cannot move into a property until it has a Pool Safety Certificate or you risk being fined.
3. Note when you renew a lease it must also have a current Pool Safety Certificate.
4. Existing non-shared Pool Safety Certificates last for 2 years. Tenants can change in a property as long as the certificate is current.

Selling a Property

If no pool safety certificate is in effect for the pool you need to advise your client to get a compliant Pool Safety Certificate immediately to make this process easy. Once received this must be passed on to buyer. (Form 23)

MARK BURRETT
Licensed Pool Inspector

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Disclaimer: The information provided on this page is a guide only. To see the latest Queensland pool safety laws please visit <http://www.dip.qld.gov.au>



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If the owner doesn't want to do it they must inform the buyer and fill in (Form 36). They then have 90 days to obtain a certificate of compliance from settlement.

Don't risk losing a sale because of a pool certificate and buyer not wanting to spend money to repair if not up to standards.

Forms to be aware of

Real estate agents need to be aware of two key forms:

- Form 23 – Pool safety certificate – This form must be provided by a licensed pool safety inspector.
- Form 36 – Notice of no pool safety certificate – This form is used by seller and lessors when a pool safety certificate is not in effect.

Pool owners who have had their pool inspected and the pool does not comply, will receive a non-conformity notice – Form 26. Real estate agents are not required to take any action with this form. The form is used to indicate to the pool owner what steps are required to ensure the pool complies. Once the pool is found compliant by a licensed pool safety inspector, the inspector must give the owner a Pool safety certificate – (Form 23.)

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General

- Note all pool owners need to be register by 4th November or risk instant fine of up to \$2000.
- All Queensland properties must be adhere to having a Pool Safety Certificate within the 5 year period. (30th Nov 2015) This varies between what type of pool use and property.
- Be aware penalties of up to \$16,500 for individuals and \$82,500 for corporations apply for non compliance. On the spot fines of \$1600 for individuals and \$4800 for corporations can also apply. Enforcement action is taken by Local Governments and, in some cases, by the Department of Infrastructure and Planning
- I hope this information is helpful and please feel free to call/email with any queries or if you require a price.

We have more information on our Website.

Kind Regards

Mark Burrett

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