

Body Corporate Committee Fact Sheet QUEENSLAND POOL AND SPA CERTIFICATION

When do you need to gain certification for your pool?

From the **1st December 2010** a certification regime started for all existing swimming pools in Queensland. The pools on the common property of a Community Titles Scheme, known as 'Shared Pools', are generally required to be compliant within a 2 year time frame.

What is the Government's early compliance reward?

The exact time frame for compliance is driven by unit sales and leases within a building, and on whether the Body Corporate wants to take advantage of a limited Government window that rewards early compliance.

All pools certified **before 1st March 2011** will receive a 2 year certificate for their pool - apart from this initial offer all pool certificates for 'Shared Pools' will last for only 1 year.

What triggers the need to certify?

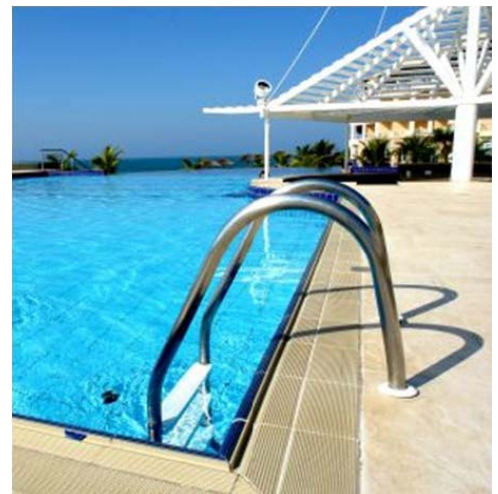
(Any sale or lease of a unit within a building triggers the requirement to be compliant within 2 years). If for some reason no lease or sale happens within a building, which is very unlikely, then you have a 5 year deadline by which you must comply.

What is the requirement to register my pool?

There is a requirement to register your pool on the Government website by the **4th May 2011**. The fine for not meeting this requirement is \$2,000. The website address is: <http://www.dip.qld.gov.au/pool-safety/pool-safety-register.html>. The website is currently being populated by councils around the state so your pool may get registered without you, but you need to check.

What are the fines for non-compliance?

- \$16,500 maximum fine each of:
 - Entering into a lease or sale without certification for shared pool
 - Non-compliant fence
 - Open gate
- \$700 on the spot fine from Government inspectors who have full powers of entry;
- \$2,000 for not registering your pool on the Government website by 4th May 2011;
- Other risks include leases or sales falling over due to non-compliance and of course the ramifications of an immersion incident (drowning) while your pool is uncertified.



Please turn over.....

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Fire Safety Reports
Balustrade Testing
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Safety Reports & Updates

What is the legislation that is driving these requirements?

The applicable legislation references are the:-

- Queensland Development Code MP 3.4 – Swimming Pool Barriers
- AS 1926.1:2007 (Swimming pool safety - Safety barriers for swimming pools)
- Building and Other Legislation Amendment Bill (No. 2) 2010

Can we certify the pools ourselves?

No, only Pool Safety Inspectors licensed by the Pool Safety Council are authorised to certify your pool.

What do pool inspectors have to do to get registered?

All inspectors **must**:

- Attend a registered training course;
- Pass a written exam;
- Pass a separate Pool Inspection Test set by Department of Infrastructure and Planning;
- Have PI cover specifically for Swimming Pool Inspection work.

How long do I have to comply for a pool that is within my lot?

A pool within a lot is called a 'Residential Pool' and you have to gain certification before a new lease is in place; or 90 days after a sale; or if there is no sale or lease for 5 years then by 1st December 2015.

Do I have to fence my pond or water feature?

The general rule is that if a body of water is not meant for swimming in, then it **does not** need to comply with QDC MP3.4.

Benefit of meeting your obligations well within the required time line:-

- Plenty of time to get quotes for compliance of your pool barrier;
- Avoid maintenance cost escalation that will happen for those who wait until the last minute;
- (600,000 pools must comply with only limited pool certifiers and pool fencing contractors);
- Meeting of legislative obligations.

Benefits of using a quality professional provider:-

Your peace of mind knowing your Pool Certification is completed by:-

- Inspectors who are professionally dressed in a uniform and carry clear identification;
- Inspectors who are properly and professionally trained, qualified and experienced in safety and pool inspections;
- Professional company - completed 85,000 property and pool safety reports;
- Peace of mind - \$20,000,000 in public liability, \$1,000,000 in specific Pool Certification coverage as per legislative requirements.
- Not a fly-by-night company - 26 years in business and committed to the Strata Industry.

CALL 1300 136 036 NOW or email enquiry@solutionsie.com.au

REMEMBER THE CERTIFICATION REQUIREMENTS STARTED 1st DECEMBER 2010...

ACT NOW!

All this ensures you get a professional report you can rely on every time.

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