

# Update - Changes to Swimming Pool Laws

A previous [article](#) addressed amendments to the Swimming Pools Act 1992 ("the Act"). There have been some developments, in which owners of properties with pools may be interested. This includes owners of lots in strata schemes which have a pool. In particular:

- The commencement dates of the amendments to the Conveyancing (Sale of Land) Regulation 2010 and the Residential Tenancies Regulation 2010 have been pushed back a year to 29 April 2015. These amendments require, where a property including a pool is sold or leased, that a certificate of compliance in relation to the pool be attached to the contract for sale or provided to the lessee.
- Councils are reporting high failure rates with inspections, with a three-month interval between receiving an application and issuing it being not uncommon. This suggests that owners of properties with pools should obtain a certificate of compliance as soon as possible and not leave that until they decide to sell or lease.
- The Building Professionals Board is establishing a new category of private certifier, dealing with pool inspections, so owners will soon have another option for arranging inspections and certificates.

## Key takeaways

- Amendments to the Conveyancing and Residential Tenancies Regulations require compliance certificates for properties with pools.
- The commencement date for these amendments has been pushed back to 29 April 2015.
- High failure rates in council inspections suggest property owners should obtain compliance certificates promptly.
- A new category of private certifier for pool inspections is being established.

*\*\*\*The information contained in this article is general information only and not legal advice. The currency, accuracy and completeness of this article (and its contents) should be checked by obtaining independent legal advice before you take any action or otherwise rely upon its contents in any way.*

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1 April 2014**