



Pools and Spas

Portable pools and spas can pose a serious safety risk to young children. A number of child drownings in recent years have occurred in portable pools and spas, so it is important to consider the safety of young children around these pools.



Portable pools and spas

Due to pool fencing and safety laws, tenants are prohibited from having any pool or spa that:

- can hold more than 300mm of water or
- has a volume of more than 2000L or
- has a filtration system.

Tenants who fail to comply with this rule will:

- receive a notice to remedy breach and be required to remove the pool or spa and
- be fined up to \$2,200.00 by the relevant government or council body.

Exemptions – on the grounds of disability

If you require a pool or spa due to a disability, you must first request permission from us by completing a Property Alterations and Improvement Application Form. You can request a form from any of our offices or download it from our website.

If permission is granted, you will be deemed the owner and must ensure that the pool or spa complies with all relevant laws including the installation of a safety fence as required by law.

You can apply to your local council for an exemption from complying with part of the pool safety laws relating to pool fencing, on the grounds of a disability. The local council will provide a disability exemption only if it believes that a person with a disability lives where the pool is situated, and that the person would not be able to access the pool if the fencing complied with the pool safety laws.

If you are granted permission to erect a portable pool or spa at the premises, you must:

- request permission from us prior to proceeding with purchase and installation
- obtain and then periodically renew a pool safety certificate in accordance with legislation requirements and provide us with a copy
- not allow the pool or spa gate to be hinged open at any time
- not allow any fixture or object to be placed in a position that would allow children to access the pool or spa—must be a minimum of 900mm away from the pool or spa fence, in accordance with legislation requirements
- keep the pool or spa in a well maintained condition
- ensure that any chemicals are stored out of reach of children.

Tenants who fail to undertake the above may have permission withdrawn for the pool or spa and be responsible for any costs involved with its removal.