

Swimming Pools Policy

1. Purpose

To define how HOME in PLACE (Australia) Limited will manage requests from tenants to make alterations to their rented premises, specifically, the installations of a portable or inflatable pool or spa.

2. Scope

This policy applies to all properties owned and/or managed by HOME in PLACE where HOME in PLACE is authorised to allow alterations. In circumstances where HOME in PLACE is not authorised to allow alterations, the application will be referred to the relevant authority, for example, the NSW Land and Housing Corporation (LAHC). This policy does not apply to leasehold properties or properties managed on a fee for service basis.

3. Policy Statement

Due to strict legislative requirements HOME in PLACE does not promote the installation of portable or inflatable pools or spas and will not approve in-ground swimming pools or the installation on any common area. However, subject to meeting all legal requirements HOME in PLACE may consider the installation of portable or inflatable pools or spas.

Pool safety requirements apply to all pools, including spa pools, that are capable of being filled with water to a depth greater than 300mm.

Tenants must apply to and receive written permission from HOME in PLACE before installing one of the approved pool types and must agree to the following conditions:

- Installation of a pool safety fence and gate (child resistant barrier) as required by legislation. Please note, spa pools require either a child resistant lockable lid or a pool safety fence and gate;
- Installation of a resuscitation warning sign, as required by legislation;
- Prior development consent guidance from local council before installing 2000 litre capacity portable/inflatable pools with filtration systems;
- Registration of the pool (on the NSW Government Swimming Pool Register) confirming compliance with legal safety requirements and council regulations;
- Provide evidence of compliance and registration to HOME in PLACE;
- Pay all costs associated with the installation including fencing, signage, drainage, registration and inspection and compliance certification;
- Pay all ongoing maintenance costs;
- Cover any damage costs to property caused by the installation during the life of the tenancy;
- Ensure the overflow of any water is limited;

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- Cover all costs associated with removing the pool/spa and all associated equipment and restoration of the area at the end of the tenancy.

If a tenant is relocated they will not be compensated for the costs of relating the pool/spa.

All responsibility for pool safety lies with the pool owner, that is, the tenant. This includes responsibility for adequate supervision of young children around pools/spas.

Approving/declining applications

Each application will be assessed on its merit based on the information provided by the applicant, the applicant's circumstances and the inspection conducted by a HOME in PLACE Technical Officer. HOME in PLACE will assess the application and advise the tenant of the outcome in a timely manner.

Following the assessment of an application, the applicant will be notified of the outcome in writing including any conditions attached to the approval or the reasons for declining the application.

When HOME in PLACE is not authorised to approve or decline an application

In circumstances where HOME in PLACE does not have authority to approve or decline an application, for example, properties managed by HOME in PLACE on behalf of the NSW Land and Housing Corporation, such applications will be forwarded to the agency who has the right to approve or decline the application.

Unapproved pools and spas

If HOME in PLACE becomes aware a pool or spa has been installed without HOME in PLACE approval, the tenant will be asked to remove it. If the tenant doesn't remove the pool/spa within the timeframe given, HOME in PLACE will apply to the NSW Civil & Administrative Tribunal (NCAT) for an order that the pool/spa be removed.

Review of decisions

If a tenant is dissatisfied with a decision made by HOME in PLACE, they are encouraged to speak with a Tenancy Relations Officer in the first instance. If a tenant is still dissatisfied, they may seek a formal review of the decision by submitting an Appeal Request.

4. Definitions and Acronyms Glossary

For clarification of any definitions or acronyms contained within this document, please click on the [Glossary](#) for information.

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