



QUEENSLAND BUILDING AND
CONSTRUCTION COMMISSION

GUIDE TO POOL SAFETY FOR HOMEOWNERS

SWIMMING POOLS, SPAS, PORTABLE
AND INFLATABLE POOLS



MARCH 2024

Drowning is the leading cause of death in Queensland for children aged 1-4 years old. Supervising young children, teaching them to swim and having effective pool fencing can save lives.

Owners of pools, spas, portable and inflatable pools capable of holding more than 300mm in depth of water must comply with the pool safety standard.

This homeowner's guide has been created to provide tools and tips to help navigate through the legal requirements so that you can learn more about your responsibilities as a pool owner.

Requirement to register a pool

All regulated pools must be registered with the Queensland Building and Construction Commission (QBCC). The register is free to access, and you can search the register or register your pool address online at my.qbcc.qld.gov.au/s/pool-register.

New pools

The building certifier who approved your pool building must inspect and certify the pool fence before the pool is filled to a depth of 300mm or more. The pool owner and the pool builder are obligated to ensure the certifier has provided a certificate stating the pool is a complying pool, before the pool is filled to a depth of 300mm or more.

The QBCC conduct audits of properties and if you have not registered your pool, you may face a fine.

Removing a pool

Once you have decommissioned your pool, email us to request for your pool to be removed from the register.

Email: poolsafety@qbcc.qld.gov.au

Required pool safety certificates

A Pool Safety Certificate (Form 23) is issued by a pool safety inspector (PSI) to confirm a pool complies with the pool safety standard at the time of inspection.

A Form 23 is valid for:

- 1 year for shared pools, and
- 2 years for non-shared pools.

A valid Form 23 is required if you are selling, buying or leasing a property.

Only a PSI licensed by the QBCC can issue a Form 23.

You may not need a Form 23 if you have recently had your pool or fence certified by a building certifier.

A Final Inspection Certificate (Form 17) can replace a Form 23 for new or altered pool fences and is valid for the same period of time as a Form 23. It can only be issued by a building certifier and confirms the pool barrier meets the required standard.

Selling or buying a property with a regulated pool

If selling a regulated property with a current pool safety certificate, you must give the buyer a copy before settlement.

When selling without a pool safety certificate, a Notice of No Pool Safety Certificate (Form 36) is required. A Form 36 will be completed as part of the contract of sale. Before settlement, you must give a copy to the buyer and the QBCC.

If you buy a property without a pool safety certificate, you must get one within 90 days of settlement. Pool owners must ensure the pool barrier always complies with the pool safety standard, even when a Form 36 is in place.

Pool safety standard

The standard covers such things as the height and strength of barriers, non-climbable zones, gates and their latching requirements and preventing direct access from a building into a pool area. Homeowners must ensure their pool barriers meet the requirements under the pool safety standard at all times.

Need more information?

Call 139 333 or email poolssafety@qbcc.qld.gov.au



SCAN LINK TO GO TO
qbcc.build/pools



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