



**GMS LEGAL &
CONVEYANCING**

GEOFFREY MORGAN-SMITH



IMPORTANT NEWS



Are you selling your home with a pool?

From 29th April 2016 all properties sold with a swimming pool or spa pool must have attached to the contract of sale, either a swimming pool certificate of compliance or an occupation certificate that is less than 3 years old, together with a copy of your swimming pool registration certificate created when your pool was registered on the NSW Swimming Pool Register.

PTO.

Move quicker with GMS Legal & Conveyancing

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Are you selling your home with a pool?

What do you need to give to your solicitor?

For pools and spas under 3 years old you need to provide an occupation certificate. You can obtain a copy of this from your local council (or from a private certifier who approved the pool), if you don't have a copy in your records.

For pools and spas older than 3 years firstly, you will need to first make sure your pool has been registered on the NSW Swimming Pool register, and get a copy of the registration. Secondly, you will need to apply to your local council for a swimming pool certificate of compliance. There is an application fee of \$150 to be paid to council to do this. The council will then inspect your pool. The certificate process takes 2 weeks depending whether a further inspection is required (second inspection fee is \$100).

What type of pool is included?

'Swimming pools and spa pools' includes in ground, above-ground, indoor, portable and other types of pools and spa pools that are capable of being filled to a depth of 300mm or more of water. Bathroom spas that are used as baths and emptied after use are not included.

What happens if I don't have a certificate of compliance attached to my contract?

Failing to attach the certificate to your contract means the purchaser may be entitled to cancel your contract at any time within 14 days of exchange of contracts.



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