



WHAT YOU NEED TO KNOW POOL FENCING

If you are selling or buying - your conveyancer can help you with the documentation required
You will find our recommended CPC registered conveyancers at www.aicntconveyancers.com.au

Yes it does matter when the pool was installed

Pools installed before 1 January 2003 - Have to have an existing pool safety barrier that has a compliance certificate (if change of name).

Pools installed after January 2003 - If the seller does not have a copy of the certificate in their name they will need to apply to have the compliance certificate reissued.

To apply for a reissued compliance certificate you need to: Fill in a variation of compliance certificate form, submit the form to the Pool Fencing Unit. After the sale or transfer the buyer must apply to have the compliance certificate reissued in their name by following the process above.

I am purchasing a property with the view to rental? Who is responsible for the pool?

As the owner of a rental property, you are responsible for making sure your pool safety barrier complies with the rules... check the nt.gov website

Attention all those in the Property Industry

A not to be missed informative half day conference on Trust accounts and E-Conveyancing

Thursday 20th July 2017

A practical overview of implementation of the reforms in these two key areas at the business level with particular focus on the changes in processes and responsibilities of practitioners

Book at events: www.aicntconveyancers.com.au

30 points towards CPC accreditation for the year 2018 for NT registered conveyancers

Tenant Responsibilities

Tenants must report any maintenance and safety issues to the property manager or property owner as soon as possible. The list is on the nt.gov website

Tenants are also responsible for all of the following and advice is to have it written into the tenant agreement: that gates or child resistant door sets in the pool safety barrier are never propped open; there are no climbable objects located within 1.2m of the outside of the pool safety barrier when measured from the top of the barrier; there are no climbable items within 30cm of the inside of the pool safety barrier, such as tables, chairs or pot plants doors or gates are maintained and cleaned regularly to ensure they self-close and self-latch at all times. See www.nt.gov.au/property/homeowners-and-landlords/pools-or-spas-at-rental-properties

The tenants put in a portable pool - I don't think that needs a fence!

WRONG - If a tenant installs a portable pool or spa, including a blow up or inflatable pool, that can hold 30cm or more of water, **the owner must have a pool safety barrier erected** that complies with the requirements.

What size of property needs to have fences.

When a residential property is less than 1.8 hectares and is being bought or sold, documents must be provided to the Land Titles office. Please refer to more information on this at www.nt.gov.au/property/buying-and-selling-a-home/buying-or-selling-property-with-pools-or-spas

Wherever you see the CPC logo it is a sign of excellence and professionalism

A CPC accredited conveyancer is required to keep abreast of changes to legislation and conveyancing procedures by obtaining CPC points through attendance at seminars and other activities conducted by the Australian Institute of Conveyancers NT Division and other providers of continuing legal education as defined in the CPC Guidelines.

Meet Kim Kerney of Ward Keller

Kim's family came to Darwin in the late 1970's. Kim has two children and loves taking them on family holidays. She has been working as a conveyancer in Darwin and Palmerston since 2004 and is experienced in all facets of conveyancing including residential, commercial and off the plan work. Kim is CPC registered for 2017 and moved to Ward Keller in September 2016 after closing down her very successful conveyancing practice. Ward Keller was established in 1963, and has Kim and paralegals doing the conveyancing for their clients.

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Meet Trish McIntyre of Territory Conveyancing Services

Trish has been the Principal and Licensee of Territory Conveyancing Services since 1997 - beginning in Clare South Australia in 1985 and gaining experience in all residential and commercial conveyancing matters while working in legal practices in both the NT and SA. Trish has CPC accreditation, is a Commissioner of Oaths, a Fellow of the Australian Institute of Conveyancers since 2003, a member of the Law Council of Australia and an Associate member of the Law Society of South Australia and has both SA and NT Conveyancing Agents Licences. "We aim to make our client's conveyancing matters as stress free as possible and service the whole of the NT".

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Recommended by AIC NT
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