



Government of **Western Australia**
Department of **Communities**
Housing

**GOVERNMENT REGIONAL OFFICERS'
HOUSING (GROH)**

Swimming Pools Policy

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GROH Swimming Pool and/or Spas:

Policy and Guidelines

Purpose

This policy indicates when swimming pools and/or spas are and are not permitted in GROH dwellings. It outlines the obligations of GROH tenants occupying dwellings that have swimming pools, as well as those of Client Agencies.

Scope

This guide is for Department of Communities (Communities) officers, GROH Client Agencies, members of the public and people who are or wish to become tenants in GROH dwellings.

Definitions

Client Agency means either:

- an Employing Agency, which is a Department under the administration of a Minister of the Crown in the Government of the State, or any Crown instrumentality, hospital, board, body corporate or other body of whatever description, proclaimed as a Department under s.7 of the Government Employees' Housing Act 1964; or
- a Responsible Agency, which is the agency responsible for arranging the salary and other entitlements (including accommodation) of the tenant when this tenant is not an employee of an Agency.

Communities means the Department of Communities.

GROH means the Government Regional Officers' Housing program administered by the Department of Communities.

GROH applicant means a person applying to be a tenant in a GROH dwelling.

GROH client means either:

- a Client Agency; or
- any other client serviced by GROH (**other GROH client**).

GROH dwelling means a house as defined in s.5 of the *Government Employees' Housing Act 1964* (GEH Act), which is owned, leased or constructed by Communities and allocated for use by GROH.

GROH-owned dwelling means a GROH dwelling that is owned by Communities.

GROH tenant means a person residing in a GROH dwelling under the terms of a GROH Tenancy Agreement.

GROH Tenancy Agreement means the property and tenancy agreement between the GROH tenants and the Client Agency, for which GROH acts as the Agent.

HSO means the Department of Communities, Housing Services Officer.

HPSO means the Department of Communities, Housing and Property Services Officer.

Officer means an employee of the Department of Communities.

Other GROH client includes other worker housing programs, e.g. non-government organisations, non-proclaimed state government agencies, other housing programs or private tenants.

Private tenant means an individual, organisation or business that is not eligible for a GROH dwelling.

RTA means the *Residential Tenancies Act 1987 (WA)*.

Swimming Pool means a place or premises, including a spa-pool but not a spa-bath, provided for the purpose of swimming, wading or similar activities. Also:

- i. It has the capacity to contain water that is more than 300 mm deep.
- ii. It includes pumps, fencing, safety barriers and any other associated equipment, and
- iii. The public are not entitled to use the pool.

(See *Building Regulations 2012*, part 1, section 3)

Useful life means the period until the swimming pool reaches a stage where it is no longer economical to retain or repair.

Policy Statements

1. Installing Swimming Pools

- 1.1. Communities does not permit the installation of swimming pools in GROH dwellings.
- 1.2. Communities will not lease dwellings from the private market that have swimming pools.

2. Maintaining Swimming Pools

- 2.1. If a GROH dwelling has a swimming pool, the tenant is responsible for the costs of maintaining and repairing the pool and for complying with all legal requirements associated with the pool.
- 2.2. Client agencies must indemnify Communities against all costs incurred in maintaining or repairing the swimming pool.

3. Removing Swimming Pools

- 3.1. Those tenants who received approval to install a swimming pool prior to this policy coming into effect will be required to remove the swimming pool:
 - i. when the pool fails to comply with legislative, local council or Communities requirements
 - ii. when the swimming pool has reached the end of its useful life; or
 - iii. before a tenant intending to vacate a GROH dwelling vacates the dwelling.
- 3.2. Once removed, swimming pools must not be replaced.

Document History

ISSUE	DATE	REASON	POLICY AUTHOR	OFFICERS TITLE	DATE LOADED ON INTERNET
1	July 2007	Policy Created	Allan Wilkerson	Review and Rebuild Project Manager	
2	June 2008	Policy reviewed	Emily Tyrell-Clark	Policy and Research Officer	
3	November 2009	Policy amended to better reflect responsibility for costs incurred	Emily Robinson	Policy and Research Officer	
4	January 2018	Policy amended and reformatted	Brett Hockley	A/Senior Policy and Practice Officer	January 2018
5	July 2019	Scope and Definitions updated to be consistent with other GROH Policies and to state the Department of Communities rather than the Housing Authority	Brett Hockley	Senior Policy and Practice Officer	July 2019

Authorisation

Version	Authorised by	Approval Date	Effective Date	Sections modified (if applicable)
[1.0]	Executive Director Contracting	July 2019	July 2019	

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Contact Officer	Senior Policy and Practice Officer, Contracting
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Associated Documents	<ul style="list-style-type: none"> • <i>Building Regulations 2012</i> • <i>Government Employees' Housing Act 1964</i> • <i>Residential Tenancies Act 1987</i> • <i>Public Sector Management Act 1994</i> • <i>Freedom of Information Act 1992</i> • <i>Housing Maintenance Policy Manual</i>