



Pool Building Checklist

To Begin

- Talk to your council about any conditions in your area that may affect building a pool.
- Consider getting a geotechnical survey. The survey will show possible rock or unstable foundation soil, which can increase costs dramatically. Some builders have geotechnical consultants, or you can contact the Association of Consulting Engineers.
- Get a site plan to help work out how and where the pool will be built. You will need to know the position of sewer, stormwater and other service pipes.

Design

- Even before you start looking for a builder or a designer, you will need to work out exactly what you want from the swimming pool.
- Include the whole family in the initial 'ideas' stage of the process.
- Allow for future needs of your outdoor space.
- Don't forget to start thinking about the landscaping at this stage.
- Research magazines and articles on the type of materials you would like to use with your pool and landscaping.
- Use this rough plan to develop a detailed plan with your designer or builder.

Local Authorities

- The council must approve your pool plans. Also check your legal requirements for pool fences and child restraints. (Remember, pool fences are a requirement but child supervision is also essential and gates must be kept closed at all times to be effective never prop open a childproof gate).
- Also, check with council regarding tree preservation orders.
- Check with the local water authority so they are satisfied the pool will not impinge on drainage systems or pipes.
- If power lines pass over or are close to your pool, you'll need to contact the local authority responsible for electricity line placements.

Builders

- It is a good idea to get quotes from at least three builders. Each quote should include the same equipment and works so it is a fair comparison.
- Builders must be licensed and the name on the contract must match the name on the pool builders license.
- Your builder must have insurance and a warranty certificate should be provided before you pay any money, including the deposit, and before any work commences. The builder's name on the certificate should be exactly shown on the contract.
- The builder should also have risk insurance covering your property and your neighbors property.
- It can be an added advantage to the consumer if the builder is also a member of SPASA.
- Check builder's references, have a look at some of the pools they have built and speak to the owners about their experiences with the builder.

Contracts

SPASA recommends that all contracts be presented in a clear and concise manner. The pool-building contract should include the contract price and clearly state the following information.

- The pool location on the property and the site of filtration equipment must be shown, and the contract price must allow for the supply and installation of the necessary pipework. Ideally, a diagram should be included in the contract.
- A fixed reference point on the property, known as a datum point, must be nominated and the height of the pool in relation to the datum point must be clearly shown.
- The cost of overburden excavation and aboveground framework and structural requirements necessary to construct the pool in the nominated position, taking into account the height of the pool relative to its surroundings.
- The width of the walkway or coping, if included in the contract, should be clearly defined.
- The cost of the plans and specifications, including local government application fees.
- All applicable state and federal sales taxes.
- The type and size of equipment appropriate for excavation, including transporting it to and from the site, taking into consideration the access and working space available.
- Full details of the type and size of filtration, heating, chlorination and ancillary equipment should be clearly defined.
- Only SPASA members are able to provide a SPASA contract
- Before signing make sure you read and clearly understand all sections of the contract.
- Remember, if an item is not mentioned in the contract or specifications included in the drawings, it's unlikely to be in the contract price.

Information source: NSW Department of Fair Trading and the Swimming Pool and Spa Association of NSW (SPASA).

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