

SMOKE ALARM COMPLIANCE

A Fact Sheet for Landlords

The Fire and Rescue Service Amendment Act 2006 has been law since July 1, 2007 and with it comes added responsibilities for you as a property owner.

The Rules

- Landlords must ensure that their property is fitted with the required number of working alarms complying with Australian Standard 3786-1993 and installed as per the Building Code of Australia Part 3.7.2.3
- A landlord or agent must test and clean each smoke alarm **within 30 days prior** to the start of a tenancy and **within 30 days prior** to a tenancy renewal. In addition, a landlord or agent must replace, in accordance with the manufacturer's instructions, each battery in the smoke alarm that is flat or that the landlord or agent is aware is almost flat **within 30 days prior to the start of a tenancy and/or tenancy renewal**.
- The landlord or agent must also replace the smoke alarm before it reaches the end of its useful life. If the smoke alarm reaches the end of its service life, the landlord or agent must replace it immediately.

Your Responsibilities

Your property must comply with the new legislation and the Building Code of Australia. This is not just establishing that a property has a smoke alarm. You must ensure the property has the required number of smoke alarms, the location is correct as per the legislation and the Building Code, Australian Standards are met, and all are working and not past their expiry date.

Before the commencement of every new tenancy and/or tenancy renewal, you must ensure that smoke alarms are inspected, tested, cleaned and the battery changed (if necessary).

The legislation prohibits the transfer of this responsibility to the tenant.

Property Managers and Real Estate Agents have been warned by their insurers that this responsibility is outside the expertise of a Property Manager and that their Professional Indemnity Insurance may not cover them or the landlord in the event of a mistake. For this reason, most Property Managers **WILL NOT** take on this responsibility – the risk of personal litigation is too great.



 **smoke alarm**
SOLUTIONS

The Smoke Alarm Professionals.



Your Risk Management Solutions

1. The Not So Simple Solution

Take the Risk on Yourself

Landlords can choose to perform this task themselves by arranging with their Property Manager to issue the Entry Notice to access the property inside the time frame specified in the Act, then clean, test and record the expiry date found inside each smoke alarm and provide the Property Manager with a statement confirming that smoke alarms are installed in accordance with the requirements of the Building Code of Australia and that the alarms have been serviced as required in the Fire and Rescue Service Amendment Act 2006.

Non-compliance at any time can attract a fine of \$375 and may compromise the integrity of landlords' building insurance.

2. The Simple and Cost Effective Solution

Transfer the Risk to Professionals

Engage the service of professionals and **transfer the compliance risk away from yourself**. Smoke Alarm Solutions will ensure your property complies with all regulations and that your responsibilities as a landlord are being met. Our Annual Maintenance Service with unlimited battery changes and unlimited call-outs to the property per year for **an annual subscription fee of only \$75** is the most cost-effective, professional and safest solution.

Smoke Alarm Solutions are the undisputed industry leaders, providing the most comprehensive service of any provider in Queensland with expertly trained employees who will ensure your property is compliant at the lowest possible cost. Smoke Alarm Solutions gives you peace of mind with our **\$2 million Professional Indemnity Insurance** (specific to the tasks we perform at your property) and **\$10 million Public Liability Insurance** policies backing up everything we do.

Only if required and authorised by you or your Property Manager will smoke alarms be installed to replace faulty, expired or missing alarms as per regulations. Landlords using the Annual Maintenance Service are afforded discount alarms – 9 volt Ionisation alarms supplied and installed for \$10. Photoelectric 9 volt alarms are supplied and installed for just \$25.

Signed Compliance Report After Every Visit.

Smoke Alarm Solutions provide a very detailed **Inspection and Compliance Report** on every visit we make to your property. This is the document confirming you have met all your responsibilities.

We also automatically renew your subscription on the anniversary of the first inspection to ensure your ongoing coverage under our risk management strategy.

Why Use a Professional Smoke Alarm Service Provider?

- 100% tax-deductible
- Protect the integrity of your insurance policies – if your property does not comply insurance is virtually pointless
- Limits your liability from a risk management point of view
- Discounted smoke alarms from \$10 (The cost savings you will make when alarms are required could save you more than the cost of the Annual Maintenance Service)
- Unlimited attendances at your property with unlimited battery changes
- Low annual subscription fee of \$75 for unlimited visits, including call-outs on faults
- Real Estate Agents and Property Managers have limited expertise and insurance coverage relating to technical aspects of smoke alarm maintenance
- Highly trained specialist technicians are instructed to make the property compliant at lowest cost to the landlord
- Locally based smoke alarm technicians throughout Queensland – clearly identifiable through identification cards, sign-written company vehicles and uniforms
- All staff are regularly trained in customer service skills and technical skills
- Comprehensive database for every property recording every attendance at the property, the location and type of smoke alarms, their manufacture/expiry dates. This can be beneficial in cost recovery from a tenant who causes damage or removal of alarms
- Direct and unobtrusive 3rd party liaison with tenants to arrange smooth access to properties
- Detailed Inspection and Compliance Report for your property within 48 hours of visit
- Free relocation of incorrectly positioned 9 volt alarms
- Deal with a company that specialises in only one field – smoke alarms
- Automatic renewal of subscription unless otherwise notified ensuring ongoing property compliance
- Service stays with property address and is transferable with property ownership
- Smoke Alarm Solutions have qualified Client Services Managers ensuring smooth, efficient operation of smoke alarm maintenance at your property
- Secure your protection and peace of mind with Smoke Alarm Solutions Professional Indemnity and Public Liability insurance specific to tasks performed

Warning



Your decision on how best to meet compliance and ensure the highest level of risk management to protect your valuable asset is vitally important. You should never use a service provider who does not have Professional Indemnity insurance and you should never use a service provider who does not specialise in smoke alarms.

Some landlords and agents use handyman, cleaners, electricians or even themselves as their service provider. This is highly dangerous should a problem occur. They simply do not possess the required knowledge to service smoke alarms in accordance with Australian Standard AS1851.15 and to ensure compliance with the Building Code of Australia Part 3.7.2.3.

Do not risk your highly valued property asset, your insurance cover or the lives of your tenants. Smoke Alarm Solutions are the undisputed industry leader because of our experience, professionalism, attention to detail, knowledge and outstanding value for money. Quite simply, the logical and only choice when it comes to smoke alarm servicing.



The Smoke Alarm Professionals.

How to Proceed

To have Smoke Alarm Solutions begin managing your smoke alarm requirements, **simply complete the section below** and send directly to your Property Manager or to Smoke Alarm Solutions.

We will visit your property on an annual basis and inspect, test and clean all smoke alarms. Should there be a new tenancy renewal during the forthcoming year, we will return to your property and undertake the cleaning and testing procedure as detailed in the regulations. **There is no additional charge above the annual fee**, regardless of how many times we need to revisit your property. A detailed written Inspection and Compliance Report will be provided after every visit to your property.

Annual Maintenance Charge: \$75 per annum

A renewal invoice will be automatically sent to your agent on the anniversary of the first inspection of your property to ensure your property is compliant from tenant to tenant, year after year.

New Installations

If additional or replacement smoke alarms are required, we will make the necessary changes to ensure your property complies. Please indicate your preference of smoke alarms as detailed below, which authorises Smoke Alarm Solutions to install your preferred smoke alarm/s only if they are required to ensure your property complies.

<input type="checkbox"/>	9 volt battery operated smoke alarm – Ionisation	\$10*
<input type="checkbox"/>	9 volt battery operated smoke alarm – Photoelectric	\$25*
<input type="checkbox"/>	10 year non-removable battery smoke alarm – Photoelectric	\$89*
<input type="checkbox"/>	240 volt hard-wired smoke alarm – Photoelectric – New Installation	\$190
<input type="checkbox"/>	240 volt hard-wired smoke alarm – Photoelectric – Replacement	\$135
<input type="checkbox"/>	1kg fire extinguisher (not compulsory but recommended)	\$49

Note – Smoke Alarm Solutions strongly recommend Photoelectric smoke alarms, and for rented properties – the non-removable 10 year lithium battery smoke alarm as the tenant is not able to remove the battery from the smoke alarm.

*Prices for 9 volt battery and 10 year lithium smoke alarms are discounted to \$10, \$25 and \$89 respectively when we install smoke alarms whilst at the property on our first visit to the property or when attending to a tenancy change or renewal. If we are asked to return to the property just to undertake installation, the costs would return to their regular price of \$45, \$55 and \$99 respectively.

I hereby authorise Smoke Alarm Solutions to inspect my property and undertake the Annual Maintenance Service. I will receive a renewal invoice on the anniversary of the first inspection to ensure that the maintenance is ongoing from year to year. I also authorise the installation of my preferred smoke alarms (only if necessary) to ensure my property complies.

Owner's Name: _____ Telephone: _____

Property Manager/Real Estate Agent: _____

Tenant/s Name: _____ Tenant/s Phone Number: _____

Signature: _____ Date: / /

Property Address: _____

Please return this order form to your Property Manager or our office by mail, fax or email.

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