



Smoke Alarm Solutions
PROTECTING AUSTRALIANS GROUP

Free replacement
smoke alarms at
no extra cost



A total compliance package from the industry leader

Queensland

Design your own service

Choose one of two Smoke Alarm Annual Services, add either Safety Switch Testing and/or Corded Window Inspection to tailor a package that suits you.



Smoke Alarms

We have created two comprehensive Annual Smoke Alarm Services designed to protect you from litigation, penalties and increase the safety of your tenants. We will ensure you fully meet all your smoke alarm legislated responsibilities.

Smoke Alarm Services

Smoke Alarm Annual Service with Free Replacement Alarms*

We attend your property to inspect, clean and maintain all existing smoke alarms. We replace 9 volt batteries if required, test decibel output, relocate 9 volt smoke alarms if required and ensure they have not passed their expiry date. We clean smoke alarms with compressed air, check they meet Australian Standards and check connections on 240 volt hard-wired smoke alarms for sufficient power supply. We will re-attend at each tenancy change and renewal to carry out the same service. There is no additional cost to re-attend your property when a tenancy changes or if there is a faulty or beeping smoke alarm that needs attention.

Smoke Alarm Annual Service with Unconditional Free Alarms**

You will receive the same comprehensive benefits as our Free Replacement Alarms Service as well as free smoke alarms for expired, faulty, damaged, missing and additional smoke alarms required for compliance.

Inspection and compliance reporting

Within 24 hours after every attendance at your property, we will issue a detailed Compliance Statement to you or your Property Manager. This report is proof you fully meet your responsibilities and would be extremely important in the event of damage, injury or loss of life in a fire situation.

The cost

Enjoy peace of mind for only \$79 per year with our Smoke Alarm Annual Service with Free Replacement Alarms*. This low cost includes all visits to your property in a year, free batteries and reporting as well as replacement of alarms that have expired or become faulty and are required for compliance.

Our Smoke Alarm Annual Service with Unconditional Free Alarms** is just \$99 per year. It includes the same benefits as our \$79 service plus free smoke alarms for expired, faulty, damaged, missing and additional smoke alarms required for compliance.

Both services are fully tax-deductible.

Free replacement smoke alarms at no extra cost

Once a property is enrolled in a Smoke Alarm Solutions Annual Service, the cost to replace smoke alarms is free. All smoke alarms have an expiry date, many do not even last their lifespan as they develop faults. When they need replacing, the cost to do so can be very expensive. Choose your level of cover, knowing you'll never have to pay for smoke alarms again*, **.



* Expired or faulty alarms that are required for compliance are replaced for free. Damaged, additional or missing smoke alarms are not included and will be charged for.
** Expired, faulty, damaged, missing and additional smoke alarms that are required for compliance will be replaced for free.

Safety Switches

All residential rental accommodation in Queensland must have a safety switch installed. If a rental property does not have a safety switch installed, you must arrange installation by a licensed Electrician.

Government advice to Landlords

A Landlord is required to ensure that rented accommodation is maintained in "good repair".

Electrical appliances provided by the Landlord must be safe to use and properly maintained. Failure to ensure electrical appliances are properly installed or correctly maintained could not only potentially kill or harm the tenants, but could cause significant property damage and expose the Landlord to civil liability and potentially costly litigation.

There may also be unintended impacts on the Landlords insurance if injury or damage is found to have been caused by poorly serviced or unsafe appliances. The Landlord and Agent should ensure safety checks are done at rented premises at agreed intervals.

Managing Agents could have legal exposure if they do not pro actively warn Landlords of the possible consequences of inadequate maintenance. *Source - Energy Safe*

Your solution

For properties enrolled in one of our Smoke Alarm Annual Services, we provide the following services to ensure that you and your Landlord meet your duty of care in relation to safety switches.

Safety Switch Sighting
(when servicing smoke alarms) **Free of charge**

Safety Switch Test (when servicing
smoke alarms at lease changes) **\$10.00 per year**

Corded Windows

Legislation from 1 July 2011 states all suppliers, including Landlords, must comply with The Trade Practices Mandatory Safety Standards in relation to any corded window covering such as Vertical, Venetian, Holland and Roman Blinds and Curtains (including pencil pleat "ready made" and pencil pleat tape) and any fitting containing cords, such as curtain rods and tracks.

Our service

To ensure you and your Property Manager meet your duty of care, we will:

- Inspect all window coverings for compliance
- Install (free of charge) cleats, tensioning devices, chain safes and warning labels
- Provide the tenants with a Safety Information Statement and instructions on correct usage
- Provide a Compliance Statement including recommendations for any furnishings that cannot be made to comply
- This is an annual service to ensure compliance with every tenancy renewal or tenancy change. When requested by you we will attend the property at the commencement of each new tenancy to replace any damaged or removed devices or labels (free of charge) and provide the tenants with the Safety Information Statement and instructions for safe usage
- If the property is also under our Smoke Alarm Annual Service, the Corded Window Inspection will be undertaken every time we attend the property, ensuring ongoing compliance.

Landlord obligations

Landlords are responsible for ensuring the property and the products they provide work effectively and safely and that products come with instructions and safety information where necessary.

- This includes window coverings with cords
- The standards set by the ACCC apply to suppliers
- A supplier includes anyone in the business of leasing the goods
- It's the Landlords legal responsibility to ensure the corded window furnishings supplied meet mandatory safety standards.



Corded Window Annual Service
All cleats, tensioning devices, equipment & labels
are supplied free of charge

Corded Window Annual Service **\$99.00 per annum**





How to proceed

Please complete the details below and send directly to your Property Manager or to Smoke Alarm Solutions by email, fax or post.

The Total Compliance Service

- Please enrol me in the \$129.00 per year Smoke Alarm Service with Free Replacement Alarms, Safety Switch Testing and Corded Window Service*
- Please enrol me in the \$149.00 per year Smoke Alarm Service with Unconditional Free Alarms, Safety Switch Testing and Corded Window Service**.

OR

Smoke Alarms

We will attend annually and every lease change, tenancy renewal or for beeping/faulty alarms. Free smoke alarms as detailed below. Compliance Report after every attendance.

- Please enrol me in the \$79.00 Smoke Alarm Annual Service with Free Replacement Alarms*
- Please enrol me in the \$99.00 Smoke Alarm Annual Service with Unconditional Free Alarms**

Safety Switch Testing

Every time we attend your property to service the smoke alarms, we will test all safety switches to ensure they are functional and operating correctly.

- Please add the \$10.00 per year Safety Switch Testing Service

Corded Window Inspection

We will: Inspect all window coverings for compliance, issue a Safety Statement to the tenants, provide a Compliance Statement after every attendance. All cleats, tensioning devices, equipment and labels are supplied free of charge.

- Please add the \$99.00 Corded Window Annual Service

Complete the form, email, fax or post it to your Property Manager or Smoke Alarm Solutions

Owner's name

Mailing address

Phone

Mobile

Email address

Address of property to be inspected

Tenant's name

Phone

Property Manager / Real Estate Agent

Phone

* Expired or faulty alarms that are required for compliance are replaced for free. Damaged, additional or missing smoke alarms are not included and will be charged for.
** Expired, faulty, damaged, missing and additional smoke alarms that are required for compliance will be replaced for free.