

PROTECTING WHAT'S
IMPORTANT
COMPLIANCE SOLUTIONS FOR THE HOME



Smoke Alarm Maintenance



Safety Switches



Smoke Alarm Installation



Blind Compliance



Water Meter Reading

Let's help you protect what matters.

Contact us on 1300 20 12 29 or email us at service@safehomeservices.com.au

LANDLORDS

As a property owner, it is imperative that you protect your asset and as a Landlord it is a legal requirement that you meet smoke alarm guidelines. Safe Home Services is here to assist you with both protection and compliance. We inspect your property for compliance in smoke alarms, window fittings and the presence of safety switches. If we find your property needs attention, we put together an action plan for your consideration, otherwise a compliance certificate will confirm your property meets these rental requirements.

SMOKE ALARMS NOW AND IN TO THE FUTURE

Like most things, Qld does it better. We now have the most stringent Legislation in Australia, ensuring your property and residents will soon be the safest in the country. Alarms that are installed today need to comply with Australian Standard 3786:2014 and for rental purposes will need to comply with the new laws by 2022. Safe Home Services believe in providing the right solution, right now. All alarms installed meet the Australian Standard 3786:2014, so you can be certain an alarm we install today will be compliant under the new Legislation taking effect in 2022. The perfect solution for today, and in to the future.



PROTECTION

Smoke alarm maintenance, fast and simple. We will visit your property as many times as you require; at tenancy change over, annual visits or for any unexpected needs. Safety switch sighting included.



PROTECTION+

Rest in the knowledge that Safe Home Services is looking after your property. We will ensure compliance of smoke alarms and test your safety switch. We will inspect as and when you need, at tenancy change over, annual visits or for any unexpected needs.



BLIND COMPLIANCE

Window fittings in the home can be a choking hazard for small children. Our technicians audit all blinds and window fittings to ensure they are securely attached and in keeping with the manufacturers standards. This annual compliance brings you one step closer to ensuring your property is a Safe Home for your tenants.

PROTECT WHAT MATTERS

Complete the info below to get started with Safe Home Services

Owner's Name

Date

Property Address

Property Manager

Real Estate Agent

Protection \$76.00 per year*

Blind Compliance \$96.00 per year

Protection+ \$86.00 per year*

Water Meter Reading – added service \$10

* Each alarm fitted is \$215 per unit

Owner's Signature

Contact us on 1300 20 12 29 or email us at service@safehomeservices.com.au.



Required Smoke Alarm Upgrade for Your Property

As of January 1, 2022, all rental properties in Queensland that are Class 1a or Class 2 buildings must comply with the new smoke alarm requirements that are detailed in the Fire and Emergency Services Act.

Smoke alarms in all dwellings must:

- i) be photoelectric (AS 3786-2014); and
- ii) not also contain an ionisation sensor; and
- iii) be less than 10 years old; and
- iv) operate when tested; and
- v) be interconnected with every other smoke alarm in the dwelling so all activate together.

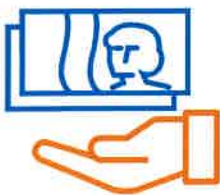
Smoke alarms must be installed on each storey:

- i) in each bedroom; and
- ii) in hallways which connect bedrooms and the rest of the dwelling; or
- iii) if there is no hallway, between the bedrooms and other parts of the storey; and
- iv) if there are no bedrooms on a storey at least one smoke alarm must be installed in the most likely path of travel to exit the dwelling.



How many alarms do I need to install?

The layout of the property determines how many alarms are required. In most cases the current alarms will be replaced and new alarms installed in each of the bedrooms.



How much will this cost?

Safe Home Services installs and replaces alarms for one simple flat fee of \$215 (incl GST) per alarm.

We know this is an unexpected and sizeable cost to investors and it makes sense to spread that cost. By getting started now, we can gradually install new alarms on each scheduled visit. Under the guidance of your Property Manager your property will reach compliance by 2022, with the costs stretched over a number of financial years.

Don't worry - your current alarms will be the last to be replaced, so you still get the best value from them.



When should we upgrade?

Safe Home Services is getting you started already. Any alarm that fails between now and 2022, will be upgraded to the new type, ensuring you have 10 years of use. Remember you have until 2022, so if you would like to spread the cost over a longer period, it makes sense to get started now. Safe Home Services is assessing each property so your Property Manager will soon have specific information available for you.



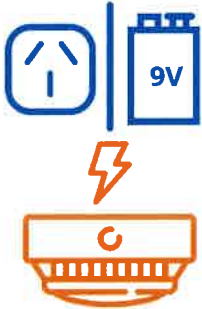
Why do the current alarms need replacing?

Until this year, very few alarms met the Australian Standard 3786:2014. They must also have the capacity to interconnect with the other alarms being placed in the house.



What kind of alarms are best?

We believe in value for money. An alarm we install today should meet the rules for today and the next 10 years. Safe Home Services has selected the Brooks range of alarms for all our work. Not only do they have an excellent reputation for durability and quality, each alarm comes with a 5 year warranty, so if there is a fault, we simply replace the alarm, no questions asked. Brooks hard wired alarms are equipped with 10 year non removeable battery, so your property will always be protected, no matter how long the power is disconnected.



My property is a bit different, will that be a problem?

Another reason we believe Brooks is best. Their products enable us to use a mix of hard wired and battery powered alarms, with them all connecting to each other via radio frequency. Rather than removing ceilings or adding unsightly conduit, this technology means we can use a handy battery powered alarm downstairs, and continue to use the hard wired alarms upstairs. This is advisable for concrete ceilings and where asbestos may be present and remains 100% compliant.



What about my own home?

The State Government has given homeowners a few extra years to bring their own house up to compliance. Unless renovating or selling, your home will not need to be upgraded until 2027. Of course, Safe Home Services will be delighted to make your home a Safe Home, so please let us know if you have any questions.

So, what do we do?

Let your property manager know your preference by completing the section below or by going to Safehomeservices.com.au/transition.

We will be in touch with your Property Manager to put the plan in place according to your instruction.

The Qld Legislative upgrade is a compulsory requirement for rental properties in Queensland.

Owner's Name:

First Name:

Last Name:

Property Address:

In relation to my rental property/ies, I would like to (please tick)

Commence a gradual upgrade. I understand I will be invoiced for an average of one alarm a year depending on the size of my property

Receive a quote for the upgrade

Authorise the full upgrade now

Speak with a Safe Home Advisor about the laws and my options

Mobile Number:



Still have questions?

Our Safe Home Advisors are always available to discuss your property with you.

Please call us on 1300 20 12 29, or go to Safehomeservices.com.au/transition and we will be in touch.