

## How to Proceed

Please select the service in which you would like your property to be enrolled and send your completed form directly to your Property Manager or Smoke Alarm Solutions.

Service Plan Options	Price Per Property
Annual Service - Diamond*	<input type="checkbox"/> \$79/year
Annual Service - Platinum*	<input type="checkbox"/> \$99/year
Annual Service - Ultimate <sup>&gt;</sup> (QLD Only)	<input type="checkbox"/> \$129/year

Owner's name	Date
<input type="text"/>	<input type="text"/>
Owner's phone	<input type="text"/>
Owner's email address	<input type="text"/>
Property address	<input type="text"/>
Property Manager	Real Estate Agent
<input type="text"/>	<input type="text"/>
Tenant's name	<input type="text"/>
Tenant's phone	<input type="text"/>
Owner's signature	<input type="text"/>

## The Rules

### Federal Legislation

Landlords must ensure their rental property is properly fitted with the required number of working smoke alarms, complying with the Australian Standard (3786:2015), and they are installed as outlined in the Building Code of Australia (BCA) part 3.7.2.3. This legislation is applicable to all states of Australia.

### State Legislation

#### Queensland<sup>></sup>

New legislation as set out in the Fire and Emergency Service (Domestic Smoke Alarms) Amendment Act 2016 and the Building Fire Safety (Domestic Smoke Alarms) Legislation Amendment Regulation 2016, requires Queensland landlords to ensure a higher level of safety in their rental properties.

These new requirements to be in place by 1st January 2022 for rental properties, necessitate the following additional measures, over and above the standards set out in the Fire and Rescue Services Amendment Act 2006 and are as follows:

- Smoke alarms must be installed in every bedroom of a home
- All smoke alarms must be powered by either 240 volt or 10 year lithium battery
- All smoke alarms must be interconnected to each other
- All smoke alarms must be photoelectric rather than ionisation

There is an ongoing responsibility to have smoke alarms tested and cleaned within 30 days prior to each tenancy change or renewal. Batteries must also be replaced where needed and alarms replaced prior to their expiry date.

#### New South Wales

To enhance safety and minimise loss-of-life in building fires, the NSW Parliament enacted the Building Legislation Amendment (Smoke Alarms) Act 2006. Smoke alarms in buildings providing sleeping accommodation requires:

(a) Installation of one or more smoke alarms in buildings in which persons sleep. (b) The maintenance of smoke alarms installed in such buildings. (c) Prohibiting persons from removing or interfering with the operation of smoke alarms installed in such buildings.

The Legislation refers to residential accommodation across NSW and requires under Division 186B that a smoke alarm 'must be functioning' and must comply with the requirements of Australian Standard 3786:2015 specifications and must be Scientific Services Laboratory (SSL) listed. SSL is part of the Federal Government Analytical Laboratories. The landlord is responsible to ensure that smoke alarms are installed and maintained in the residential premises in accordance with section 146A of the Environmental Planning and Assessment Act 1979.

#### Australian Capital Territory

By August 25, 2017, unless advised earlier by the Minister, landlords will need to ensure rental properties meet a minimum level of fire safety.

A lessor must not enter into a residential tenancy agreement with a tenant in relation to premises unless —

- (a) smoke alarms are installed at the premises; and
- (b) the installation of the smoke alarms complies with the building code, volume 2, part 3.7.2.

#### South Australia

The Development Act 1993 requires smoke alarms to be installed on every storey, they must be located between each part of the dwelling containing bedrooms and the remainder of the dwelling. Smoke alarms must also be installed in any hallway leading to the bedrooms. Landlords must comply with smoke alarm legislation in all residential rental properties including detached houses, villa units, sole occupancy units, guest houses and hostels.

#### Victoria

Section 707 of the Building Regulations 2006 and the Practice Note 2006-27 from the Building Commission reiterates what is set out in the Building Code of Australia (BCA) Part 3.7.2.3. That is, Landlords must ensure their rental property is fitted with the required number of working smoke alarms compliant with Australian Standard 3786:2015 in correct positions.

Additionally, the Practice Note 2006-27 states that smoke alarms must be properly maintained as outlined in Part 12 of the Building Regulations. Smoke alarms must be tested in accordance with manufacturer's instructions, batteries changed annually and alarms cleaned to remove dust. Landlords have a duty of care to ensure their rental property is always compliant to this legislation.



# don't delay, comply today

Increase the protection of your  
property/ies and your tenants' lives.



Smoke Alarm Solutions  
PROTECTING AUSTRALIANS

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PEP 13233

Smoke Alarm Solutions is proud to be the leading provider of smoke alarm maintenance and compliance services in Australia.

We are the experts when it comes to complying with the new smoke alarm legislation and we have the largest field service capability in the industry.

With more than 200 experienced Australian staff servicing over 267,000 properties annually, we have conducted over 1.5 million inspections since our inception in 2007.

Our field compliance team is comprehensively trained to ensure legislation is met.



## Service Options

Ensuring 100% smoke alarm compliance of your property.

### \$79 – **DIAMOND\*** Annual Smoke Alarm Service

\*In Queensland, this annual service complies a property with the specifications set out in the Fire and Rescue Services Amendment Act 2006.

Under this service, we will:

- ✓ Carry-out unlimited smoke alarm compliance inspections to ensure smoke alarms are compliant with current legislation, including re-attendance when beeping or faulty alarms require attention
- ✓ Service, clean and maintain all smoke alarms and change 9 volt batteries where required
- ✓ Ensure all smoke alarms meet AS 3786
- ✓ Relocate incorrectly positioned battery-operated smoke alarms
- ✓ Replace any faulty or expired 9 volt or 240 volt smoke alarm if required by legislation\*
- ✓ Send a compliance report following each inspection
- ✓ If smoke alarms are found to be missing, damaged or additional alarms are required for compliance, there will be an **additional cost**

## Your Responsibilities

Smoke alarm maintenance is governed by both State and Federal legislation. Each state has different requirements.

For a complete list of legislative requirements for each state of Australia in which we operate, please see back page.

## The Risks

Failure to take every practical step to ensure the safety of your tenants and property may result in the dismissal of insurance claims for damage, personal injury or loss of life. Your duty-of-care requires you to have working smoke alarms installed in accordance with the Building Code of Australia and Australian Standards, and to ensure they are regularly maintained and replaced when necessary (faulty or expired). Failure to comply may result in heavy financial penalties.



### \$99 – **PLATINUM\*** Annual Smoke Alarm Service

\*In Queensland, this annual service complies a property with the specifications set out in the Fire and Rescue Services Amendment Act 2006.

Under this service, we will:

- ✓ Carry-out unlimited smoke alarm compliance inspections to ensure smoke alarms are compliant with current legislation, including re-attendance when beeping or faulty alarms require attention
- ✓ Service, clean and maintain all smoke alarms and change 9 volt batteries where required
- ✓ Ensure all smoke alarms meet AS 3786
- ✓ Relocate incorrectly positioned battery-operated smoke alarms
- ✓ Replace any faulty, expired, missing or damaged 9 volt or 240 volt smoke alarm if required by legislation\*
- ✓ Install any additional 9 volt or 240 volt smoke alarm in order for property to comply with current legislation\*
- ✓ Send a compliance report following each inspection



Smoke Alarm Solutions provide property owners **PEACE OF MIND**, as we are the leading provider of smoke alarm maintenance & compliance services.



### Introducing - **QLD Only**

### \$129 – **ULTIMATE\*** Annual Smoke Alarm Service

- ✓ Ensures compliance with Fire and Emergency Services (Domestic Smoke Alarms) Amendment Act 2016 and the Building Fire Safety (Domestic Smoke Alarms) Legislation Amendment Regulation 2016
- ✓ Unlimited compliance inspections to ensure smoke alarms are compliant, including re-attendance when beeping or faulty alarms require attention
- ✓ Service, clean and maintain smoke alarms and change 9 volt batteries where required
- ✓ Ensure all smoke alarms meet AS 3786
- ✓ Replace or install 240 volt or 10 year lithium battery-powered, retro-fitted, radio frequency photoelectric, interconnected smoke alarms in bedrooms or hallways where required by legislation, for \$229 per alarm. The type of smoke alarm installed will depend on the age and layout of property
- ✓ Five year warranty on any smoke alarm replaced or installed by a Smoke Alarm Solutions electrician or technician
- ✓ Compliance report following each inspection

*In addition to the Ultimate Annual Smoke Alarm Service fee of \$129, your property will need the correct number and type of smoke alarms installed as per new legislative requirements. This is an additional cost of \$229 per smoke alarm installed by Smoke Alarm Solutions.*