

# 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

Annual Service - Diamond  
Annual Service - Platinum

## Price Per Property

\$79/year  
 \$99/year

Owner's name

Date

Owner's phone

Owner's email address

Property address

Property Manager

Real Estate Agent

Tenant's name

Tenant's phone

Owner's signature

## The Rules

### Federal Legislation

Landlords must ensure that their rental property is properly fitted with the required number of working smoke alarms, complying with the Australian Standard (3786:2015), and that 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

As of 1st July 2007, changes were applied to the Queensland Fire and Rescue Service Act 1990, stating that every smoke alarm in a Queensland rental property requires ongoing maintenance. Under this legislation, Landlords or agents must test and clean each smoke alarm within 30 days prior to each tenancy change or renewal. Not only this, but each smoke alarm and battery must be replaced before the expiry date. The legislation prohibits the transfer of these responsibilities to the tenant.

#### 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

An Australian Capital Territory (ACT) specific amendment to the BCA states that properties built post September 1994, require hard-wired smoke alarms to be installed.

\*Pre September 1994 properties. If your property is built prior to September 1994, we will install or replace 9 volt smoke alarms in locations as detailed in the latest Building Code of Australia - in order to protect your property and ensure occupants' safety.

#### 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.



Smoke Alarm Solutions  
PROTECTING AUSTRALIANS



National

smokealarmsolutions.com.au

# Smoke Alarm Compliance

Delivered by us. Brilliantly.

Smoke Alarm Solutions Pty Ltd

Office 1300 852 301 Fax 1300 852 302

Email info@smokealarmsolutions.com.au

Post PO Box 1591 Toombul, QLD 4012

ABN 97 604 793 688

smokealarmsolutions.com.au

1300 852 301



Smoke Alarm Solutions services more rental properties in Australia than every other company combined. We provide our service to more than 230,000 landlords and are the smoke alarm company of choice for more than 4,000 real estate agents and property managers.

Our professionalism, extraordinary levels of customer service, response times and quality of work makes us the first and only choice to care for your smoke alarms. We will ensure 100% smoke alarm compliance in your property, simply and efficiently. You can be totally confident that we will treat your tenants with respect and that you will receive the best value service in the industry, delivered by a team of professionals who understand true customer service.



## Your Responsibilities

Smoke alarm maintenance is governed by both State and Federal legislation. Each state has different requirements. Anyone who does not comply with this legislation is guilty of an offence.

For a complete list of legislative requirements for each state of Australia that we operate in, 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.

## Service Options

**Ensuring 100% smoke alarm compliance of your property.**

### Annual Service - Diamond \$79

We will visit your property as often as required every year, including attendance for faulty or beeping alarms. If smoke alarms (that are required for compliance) are found to be faulty or passed their expiry date, we will replace them for **FREE**. Missing or damaged alarms will be replaced at an additional cost (you may be able to recover these costs from the tenant.) Likewise, if additional smoke alarms are required for compliance, there will be a cost involved to install them.

### Annual Service - Platinum \$99

All the services included in the Diamond Service, with the added benefit that all alarms required for compliance are **FREE**, including damaged or missing alarms. This truly is a No-More-To-Pay service. The only cost to ensure 100% compliance is the low annual fee. You will never have to pay for an alarm again.

[smokealarmsolutions.com.au](http://smokealarmsolutions.com.au)

1300 852 301