Smoke Alarm Solutions
PROTECTING AUSTRALIANS GROUP

Queensland

Free replacement smoke alarms at no extra cost *

Choose from 2 comprehensive Smoke Alarm Annual Services, with free alarms

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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.

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 BCA and Australian Standards, which are regularly maintained and replaced when necessary (faulty or expired). Failure to comply may result in a $500 penalty.

The rules

Landlords must ensure their rental property is fitted with the required number of working alarms complying with Australian Standard 3786-1993 and installed as outlined in the Building Code of Australia (BCA) Part 3.7.2.3.

Additionally, the Queensland Fire and Rescue Service Amendment Act 2006 has been law since 1 July 2007.

Under this legislation, landlords or agents must test and clean each smoke alarm within 30 days prior to each tenancy change or tenancy renewal.

Landlords or agents must also replace each battery that is flat or almost flat and must replace the smoke alarm before it reaches the end of its useful life. The legislation prohibits the transfer of this responsibility to the tenant.

When the price is not the real cost

Meeting your smoke alarm requirements generally involves two costs:

- The cost of servicing (The annual fee)
- The cost of replacing expired, faulty and damaged alarms

Some service providers charge what appears to be a low annual fee **(lower than ours)**, but you need to be aware that you **WILL** incur additional costs.

Alarms fail, they have a limited lifespan (by legislation), they can be damaged. Replacing a 240 volt smoke alarm could cost you up to $200. Most homes have two smoke alarms, so you **WILL** incur cost up to $400 when they expire or become faulty.

Smoke Alarm Solutions **do not charge for replacement alarms** that are required for compliance.

Yes, you may find a lower annual fee, but when you evaluate the benefit of not having to pay for replacement smoke alarms, our service is by far the best value, lowest cost service available.

We have two comprehensive Annual Smoke Alarm Services designed to protect you from litigation, penalties and increase the safety of your tenants.

Choose the service that best meets your needs and we'll ensure you fully meet all smoke alarm legislated responsibilities.

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.

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.

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.

The cost†

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.

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 that you fully meet your responsibilities and would be extremely important in the event of damage, injury or loss of life in a fire situation.

†Both services are fully tax-deductible.

How to Proceed

Please send your completed form directly to your Property Manager or to Smoke Alarm Solutions.

Smoke Alarm Solutions will visit your property on an annual basis to inspect, test and clean all smoke alarms. We can return to the property at lease changes to service the alarms again. We will also return to the property if there is a beeping or faulty alarm.

Depending on the Annual Service package you choose, your annual service fee will be either $79 or $99 regardless of how many times we attend your property during the year or how many alarms are located at the property. A detailed Compliance Statement will be provided after every visit to your property.

A Renewal Invoice will be automatically sent one month prior to the anniversary of the first inspection to ensure your property is compliant from tenant to tenant, year after year. Free smoke alarms are detailed as below.

Select which service you would like to be enrolled in and fill out the form.

☐ Please enrol me in the $79 Smoke Alarm Annual Service with Free Replacement Alarms*

* 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.

☐ Please enrol me in the $99 Smoke Alarm Annual Service with Unconditional Free Alarms**

** Expired, faulty, damaged, missing and additional smoke alarms that are required for compliance will be replaced for free.

Owner's name

Date

Owner's phone

Owner's mobile

Owner's email address

Property address

Property Manager

Real Estate Agent

Tenant name

Tenant phone

Owner's signature

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