

Smoke Alarm Maintenance

PO Box 272
Thuringowa BC Qld 4817

ABN - 64 058 733 650
Electrical Contractor - 67678

Mob: 0431 310027
Fax: 07-47737535

Smoke Alarm Maintenance & Inspection Programs

From the 1st July 2007, you must have in place a system to inspect, test, clean and change the battery (if required) in each smoke alarm within 30 days before the start of any new tenancy. This requirement also applies to lease renewals and extensions.

S.A.M. have put together two solutions to ensure that your initial and ongoing responsibilities are met in the most cost effective way possible.

Annual Maintenance Program

Upon your written approval, a **S.A.M.** representative will visit your rental property and complete an annual inspection. We will also test, clean, change the battery in all existing smoke alarms and provide a Certificate of Test to your leasing agent together with our recommendations, if any to either replace faulty, out of date or installation of any additional smoke alarms.

A **S.A.M.** representative will then re-visit your property on an annual basis and inspect, test and clean all smoke alarms. A Certificate of Test will be issued to your leasing agent after each visit.

Should there be a new tenancy after completion of the initial annual inspection or during the forthcoming year, a **S.A.M.** representative will return to your property to complete a pre-tenancy inspection as per regulations.

To keep your costs to a minimum, **S.A.M.** will complete this work for you for one annual charge per property, regardless of how many times we need to visit that property during the year.

Pre-Tenancy Inspection & Service

Upon notification from your Rental Manager of a property being vacant or lease extension, a **S.A.M.** representative will visit your property to inspect, clean, change the battery, test and provide a Certificate of Test to your leasing agent of the visit. These inspections are charged per visit.

These programs have been designed to meet your requirements. Please indicate your preferred option, sign and return the form at your earliest convenience.

Owner Authorisation

Option 1 - **Annual Smoke Alarm Inspection and Maintenance Service (per property)** \$66.00 per year inc GST*
Option 2 - **Pre-Tenancy Inspection & Service** \$45.00 per visit inc GST*

* all necessary installations, repairs and replacements are at additional charges and will quoted if required.

I hereby authorize **Smoke Alarm Maintenance** to inspect my property and complete authorized option as detailed.

I authorize - () Payment of \$66.00 to be debited from my rental account on an annual basis until written notification has been received to cancel

- () Maximum Payment of \$45.00 each visit to be debited from my rental account each invoice.

Owners Name: _____

Signature: _____ Date: _____

Property Address: _____

(please return this authorization to your Property Manager as soon as possible)

Smoke Alarm Compliance Program

The *Fire and Rescue Service Amendment Act 2006* has been law since July 1st 2007 and with it came added responsibilities for you as a property owner.

The Rules

- Landlords must ensure that their property is fitted with the required number of working smoke alarms complying with Australian Standard 3786-1993 and installed as per the Building Code of Australia Part 3.7.2.3.
- A landlord or agent must test and clean each smoke alarm within 30 days before the start of a tenancy, which includes tenancy renewals. In addition, a landlord or agent must replace, in accordance with the manufacturer's instructions, each battery in the smoke alarm that is flat or that the landlord or agent is aware is almost flat within 30 days before the start of a tenancy.
- The landlord or agent must also replace the smoke alarm before it reaches the end of its useful life. If the smoke alarm reaches the end of its service life, the landlord or agent must replace it immediately.
- Tenants are required by law to test and clean each smoke alarm in the dwelling at least once every 12 months. Tenants are also required by law to replace each battery that is flat or almost flat.

Your Requirements

Your property must complete with the new legislation. This is not just establishing that a property has a smoke alarm. You need to ensure that the property has the required number of smoke alarms; that they are located correctly as per the legislation and the Building Code; that they meet Australian Standards; that they are working and that they are not past their expiry date.

Before the commencement of every new tenancy, you must ensure that smoke alarms are inspected, tested, cleaned and the battery changed (if necessary). Unless you choose to do this (which is not recommended) then you need to have a specialist do this for you.

The Solution

As your Property Manager, we have worked hard to ensure that your initial and ongoing responsibilities are fully met in the most cost effective way possible.

We have appointed **S.A.M. Smoke Alarm Maintenance** as our exclusive provider of smoke alarm services.

They will visit your property and undertake a detailed inspection and whatever alterations/additions are necessary to ensure your property complies. They will also inspect, test, clean and change the battery in all existing smoke alarms.

They will then re-visit your property on an annual basis (if this option is approved by you), inspect, test, clean and change batteries to all smoke alarms. Should there be a new tenancy or tenancy renewal during the forthcoming year, they will return to your property and undertake the cleaning and testing procedure as detailed in the regulations.

To keep your costs to an absolute minimum, **S.A.M. Smoke Alarm Maintenance** will complete the work for you for one annual charge, regardless of how many times they need to visit your property during the year.

Summary

This comprehensive service has been designed to ensure that your property is fully compliant. Please refer to the attached authorisation form for full details of the costs involved and return a signed copy of the form by return mail.

It is important that this system be in place, and your property inspected, so please return the signed form today. If you have any queries please do not hesitate to contact your Property Manager.