

# Legislation and Service Guide



- ✓ Smoke Alarm Servicing
- ✓ Corded Internal Window Covering Compliance
  - ✓ Methamphetamine Screening
    - ✓ Safety Switch Testing
    - ✓ Water Meter Reading

# Smoke Alarm Legislation – Landlord Responsibilities

Legislation applying to smoke alarm installation and maintenance is detailed by the Queensland Government in the *Fire and Emergency Services (Domestic Smoke Alarms) Amendment Act 2016* and is available to view in summary on the Queensland Fire and Emergency Services website. This legislation regulates the type of smoke alarms that can be used in a residential rental property, where smoke alarms must be positioned, when replacement of smoke alarms is required and obligations surrounding cleaning and testing.

- *Smoke alarms must be tested and cleaned within 30 days before the start of a new tenancy or tenancy renewal.*
- *Smoke alarms that do not operate when tested must be replaced immediately.*
- *When replacing smoke alarms they must be of a photoelectric type which complies with Australian Standard (AS) 3786-2014.*
- *Any existing hardwired smoke alarm requiring replacement must be replaced with a hardwired smoke alarm (i.e. like for like).*
- *Smoke alarms must be replaced before their expiry date (10 years from manufacture).*

Where practicable, smoke alarms must be placed on the ceiling but must not be placed:

- *Within 300mm of a corner of a ceiling and a wall*
- *Within 300mm of a light fitting*
- *Within 400mm of an air-conditioning vent*
- *Within 400mm of the blades of a ceiling fan*

Smoke Alarm Integrity provides worry-free compliance solutions at a true value-for-money price.

Our Annual Smoke Alarm Service Plan includes –

*Unlimited inspections*

*Unlimited battery replacements as required*

*Clean, service and testing of all alarms on site*

*Safety switch testing on request*

*Water meter reading on request*

*Compliance reports within 24 hours (usually same day)*

*After hours and weekend phone service for sounding alarms*

*Calling card left by technician upon completion of inspection*

*Client portal*

**\$124.00 Annual Service Plan**

# 2022 Smoke Alarm Legislation

From 1 January 2022, Smoke Alarm legislation in Queensland changed. Residential dwellings that are being leased (including both inaugural and renewed tenancies) or sold must have smoke alarms installed which:

- *Meet Australian Standard AS 3786-2014*
- *Are either 240-volt hardwired or powered by 10 year non-removable batteries*
- *Are interconnected so that if one sounds, they all do*
- *Must be photoelectric*
- *Do not also contain an ionisation sensor*

Legislated positioning will result in alarms needing to be installed as follows:

- *In each bedroom; and*
- *In hallways which connect bedrooms and the rest of the dwelling; or*
- *If there is no hallway, between the bedrooms and other parts of the storey; and*
- *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.*

It is important to note that if a residential rental property is not compliant to this legislation it cannot be leased, existing tenancies cannot be renewed and the property cannot be sold.

Desktop quotations to upgrade properties to meet legislation are provided free of charge.

We supply, install and recommend Red and Clipsal brand alarms for their quality, reliability and value for money.

## BRAND - RED:

- *Queensland owned company*
- *Innovative smoke alarm controller allows tenants to hush all sounding alarms with the push of a button. Remote also identifies which alarm is causing others to sound. A controller is included free of charge where three or more 'Red' alarms are required*
- *10 year warranty, 10 year life*

## BRAND - CLIPSAL:

- *Well known, long-established brand*
- *Owned by a French, multi-national company named Schneider Electric*
- *Popular with many property owners seeking a reputable, premium brand*
- *5 year warranty, 10 year life*

Smoke Alarm Integrity is a warranty service agent for both Red and Clipsal and can handle warranty issues whilst on site, ensuring that your property is never left non-compliant.

### RED Brand Smoke Alarm

\$165.00 - Standard price per alarm

\$156.75 - Per alarm with 5% pre-payment discount applied

### CLIPSAL Brand Smoke Alarm

\$205.00 - Standard price per alarm

\$194.75 - Per alarm with 5% pre-payment discount applied

## Corded Internal Window Covering Compliance

Regulations applying to corded internal window coverings have been in place since 2010 and in 2014, additional regulations were introduced Australia-wide. These are recorded in the Australian Governments 'Federal Register of Legislation' as *Trade Practices (Consumer Product Safety Standard – Corded Internal Window Coverings) Regulations 2010* and *Competition and Consumer (Corded Internal Window Coverings) Safety Standard 2014* respectively.

While these safety standards apply to corded internal window coverings installed from 2010, the Australian Competition and Consumer Commission has reported that between one and two children die in Australian homes every year as a result of non-compliant corded blinds and curtains. To ensure safety in residential rental properties, we recommend retrofitting older corded internal window coverings with safety devices and tags to prevent risk of strangulation to children.

For your peace of mind, we offer two annual servicing plans for corded internal window compliance.

**\$105 Corded Internal Window Covering Annual Service Plan**  
(When combined with Smoke Alarm Servicing)  
~ Safety devices, safety tags and chain links required for compliance are included ~

**\$40 Corded Internal Window Covering Annual Service Plan**  
(When combined with Smoke Alarm Servicing)  
~ Safety devices (\$5 ea), safety tags (\$2 ea) and chain links (\$2 ea) needed for compliance are only charged as required ~

## Methamphetamine Screening

The use and production of methamphetamines in a residential rental property can result in the contamination of surfaces and building materials, posing serious health risks to visitors and occupants of that property and financial risks to lessors and agents who may not be covered by insurance and/or be considered liable if steps are not taken to confirm the presence of residue in properties where use or production is suspected. To minimise risk to lessors and agents, we recommend screening rental properties between each tenancy as this will help establish a time frame in which methamphetamine use or production has occurred.

The presumptive screening kits we use are highly sensitive and will detect minute traces of numerous illegal substances. In the event a positive reading is returned, further scientific laboratory testing must be carried out for conclusive evidence of the presence of illegal substances.

Our methamphetamine screening inspections include immediate results and fully detailed reporting for your records.

**\$105 One-Off Inspection**  
(For properties enrolled in an Annual Service Plan)

**\$180 One-Off Inspection**  
(Properties with no service plan)