

# 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 - Platinum*	<input type="checkbox"/> \$99/Year
Annual Service - Ultimate<sup>> (QLD Only)	<input type="checkbox"/> \$129/Year
<i>Additional smoke alarms required for compliance will be installed for \$229 each.</i>	
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	

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

>This 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.

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PEP 15009

# 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), and they are installed as outlined in the Building Code of Australia (BCA) part 3.7.2. This legislation is applicable to all states of Australia.

## State Legislation

### Queensland

New legislation as set out in the Fire and Emergency Services (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 Environmental Planning and Assessment Regulation 2000 and Environmental Planning and Assessment (Smoke Alarms) Regulation 2006. Smoke alarms in buildings providing sleeping accommodation require:

(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 specifications and must be Scientific Services Laboratory (SSL) tested. 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

The ACT Emergency Services Agency suggests that smoke alarms installed in properties should be cleaned regularly, batteries replaced once per year, and installed as per manufacturer's instructions. They also recommend photoelectric smoke alarms be installed instead of the ionisation type when required.

### South Australia

The Development Regulations 2008 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. That is, Landlords must ensure their rental property is fitted with the required number of working smoke alarms compliant with Australian Standard 3786 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.



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



**Smoke Alarm Solutions**  
PROTECTING AUSTRALIANS

**1300 852 301**

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



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 ever-changing 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.



## Service Options

Ensuring 100% smoke alarm compliance of your property.

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

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, 240 volt or 10 year lithium-battery operated smoke alarms if required by legislation
  - ✔ Install any additional 9 volt, 240 volt or 10 year lithium-battery operated smoke alarms in order for property to comply with current legislation
  - ✔ Send a compliance report following each inspection
- Smoke alarms will only be replaced or installed for free under this annual service if they are required for compliance.**

~In Queensland, this annual service complies a property with the specifications set out in the Fire and Rescue Services Amendment Act 2006. QLD properties built prior to 2017, which do not require a building application due to renovations, can be enrolled in this annual service.



## 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. Landlords must ensure working smoke alarms are installed in their rental properties, in accordance with the Building Code of Australia and Australian Standards. Landlords must also ensure smoke alarms are regularly maintained and replaced when faulty or expired.



## Introducing - QLD Only

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

- ✔ **New or substantially renovated QLD properties that are subject to a building application submitted from January 1, 2017, will need to be enrolled in this annual 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, retrofit, 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
- ✔ Send a 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.*



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

