



Budget Smoke Alarms

Smoke alarms It's not an option, it's **the law**

Every smoke alarm in a Queensland rental property must be tested, cleaned and inspected within 30 days prior to every tenancy change and/or tenancy renewal. The legislation prohibits the transfer of this responsibility to the tenant.

- a** Each smoke alarm and battery must be replaced before it reaches the end of its useful life
- b** It is a landlord's responsibility to ensure smoke alarms at their rental property are compliant
- c** Landlords must ensure their rental property is fitted with the required number of working smoke alarms complying with Australian Standard AS3786-1983
- d** Smoke alarms must be installed as outlined in the Building Code of Australia (BCA) Part 3.7.2.3
- e** Any person who does not comply with the relevant legislation is guilty of an offence.

All smoke alarms have a maximum life span of 10 years and must be replaced before their expiry date. One or more of their internal components can fail at any time. Our experience indicates that prior to checking, up to 50% of homes have expired, faulty or incorrectly positioned smoke alarms, meaning that these properties are not complying with legislation.

Failing to take every practical step in ensuring the safety of tenants and the property may result in insurance companies dismissing any claim for damage, personal injury or loss-of-life. Property Managers have a duty-of-care to their landlords and their tenants to ensure that all legislated responsibilities have been met. Failure to meet these obligations and report the compliance or non-compliance of smoke alarms to their clients may result in penalties, damages and legal consequences.

Insurance companies have stated that the checking and servicing of smoke alarms is outside the considered expertise of a Property Manager.

To protect your landlords, yourself and your Agency from potential penalties, fines, insurance dismissal and other legal consequences, outsourcing smoke alarm compliance and risk management to Budget Smoke Alarms is the safest and wisest decision.

Call Budget Smoke Alarms on 1300 270 177
or email us at info@budgetsmokealarms.com.au