

SMOKE ALARM COMPLIANCE IS REQUIRED

It's not an option, it's the law

All states in Australia have strict legislation relating to smoke alarms in residential rental properties. In all cases, a person who does not comply with the smoke alarm legislation is guilty of an offence carrying penalties of up to \$500. *According to some insurance product disclosure statements, non-compliance to current smoke alarm legislation could result in rejection of claims and penalties applied.*

It is your legal responsibility to ensure all State and Federal legislation associated with your investment property are complied with. The maintenance required is outside the expertise of property managers as it must be completed to rigorous standards. To protect you from fines and potential litigation, we must obtain proof in writing that your property/ies comply with current legislation.

*Did you know that smoke alarms are required to be checked, tested and cleaned and that it is the landlord's responsibility to maintain? Are you qualified to do this? **Non compliance is not an option.***

Smoke Alarms Australia is the largest and most professional smoke alarm service provider in Australia, offering a service with a \$99 Annual Service fee per property (tax-deductible), which includes free replacement and installation of alarms that are required for compliance.

Accept \$99 annual service for Smoke Alarms Australia

- ✓ Free replacement of all alarms that are required for compliance, whether faulty, damaged, missing or expired
- ✓ Service, clean and test all existing smoke alarms
- ✓ Ensure alarms are in the correct locations, that they sound at >85db and that they have not passed their expiry date
- ✓ Unlimited service call-outs for beeping or faulty smoke alarms and lease changes
- ✓ Free 9 volt battery replacements at each visit, if required
- ✓ Compliant Statements issued to my agent within 24 hours of every inspection, outlining the property's compliance and other relevant smoke alarm information such as the location and expiry date of each alarm
- ✓ This service can be cancelled at any time by advising your property manager or directly to Smoke Alarms Australia

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If you do not choose to agree to the service above, you must read, complete sign and return the statement below.

Decline Annual Service

By declining this service, I will take action to provide alternative smoke alarm maintenance and will accept all of the risks associated with non-compliance and understand that I will be liable for a fine of up to \$500 and any insurance claim may be rejected if my property is found to be non-compliant.

- ✓ I understand current smoke alarm legislation which includes sections from both the New South Wales Residential Tenancies (Residential Premises) Amendment (Smoke Alarms) Regulation 2006 and the Building Code of Australia.
- ✓ I understand that I will need to inspect my property's smoke alarms on a regular basis to ensure they do not become damaged or faulty.
- ✓ I understand how to correctly position smoke alarms, how to read manufacture and expiry date coding and I have the equipment necessary to test the decibel output of the smoke alarm to a minimum of 85db. I also have the correct equipment to clear any debris from each alarm.
- ✓ By declining this service, I understand I need to provide details regarding alarm types, locations and expiry dates along with a statement outlining of the property's compliance.

Owner's names: _____

Property address: _____

Owner's signature: _____ Date: _____