

“Can't I look after the smoke alarms myself?”

YES, you can!! As the lessor of a rental property you are responsible for the periodic maintenance of smoke alarms; including testing of the smoke alarm and battery replacement at the start of a new lease or the renewal of an existing lease, cleaning, inspection for damage, validity of alarm based on AS 3786 (2014) and the replacement of any smoke alarms that are faulty, damaged or at the end of their lifespan. As the landlord, you are well within your rights to accept this responsibility and undertake your own smoke alarm maintenance.

However, before you accept this responsibility, please ask yourself the following questions:

?? Do I have a sound knowledge of the relevant sections of the Building Code of Australia, QLD Fire & Emergency Services Act 1990, Australian Standards and the Residential Tenancies & Rooming Accommodation Act 2008?

?? Am I well educated in fire development and smoke behaviour during a developing fire?

?? Am I prepared to accept that mismanagement of these smoke alarm obligations may cause injury or death to the tenants of my property?

----- Smoke Alarm Servicing Waiver -----

Name: _____ Property Address: _____

I hereby accept full responsibility of all the smoke alarm testing, maintenance and legal obligations at the above address during its tenancy.

I am fully aware of all my lawful obligations in accordance with the legislation outlined in the Building Code of Australia, Australian Standard 3786, The Environmental Planning and Assessment Act as endorsed by the Residential Tenancies Authority.

Signed: _____ Date: _____

Upon completion of this document, please return to your Property Manager prior to the tenancy agreement commencing