

CAN I LOOK AFTER SMOKE ALARMS MYSELF?

YES, you can! As the lessor of a rental property and according to the law, you are responsible for the periodic maintenance of smoke alarms. This includes 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, the installation location and ensuring they are not located in exclusion zones, 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.

Most recently, you are also responsible for ensuring that the smoke alarms are now located in all prescribed locations and interconnected as per the amendments to the Building Fire & Safety Regulation 2008 in place from January 1, 2022.

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:

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- 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 3786:2014, Australian Standard 1851:2012 & The QLD Fire & Emergency Service 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 with evidence that the property is compliant and meets all necessary regulatory requirements.

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