

WAKE UP TO SMOKE ALARMS

From 1 July 2007, homes in Queensland must have smoke alarms installed.



Landlord Checklist

Landlords are required to have smoke alarms installed in rental properties

What do you need to do?

- ✓ **Install** smoke alarms by 1 July 2007.
- ✓ **Test and clean** the smoke alarm in accordance with the manufacturer's instructions within 30 days of the start or renewal of a tenancy.
- ✓ **Replace** each battery that is flat or which the landlord is aware is almost flat within 30 days before the start of the tenancy.
- ✓ **Replace** the smoke alarm before the end of its service life or if it reaches the end of its service life replace it immediately. Under the Australian Standard a smoke alarm should have a service life of 10 years. However cheaper alarms often only offer warranties of 2 or 3 years. The warranty is a good practical guide to the service life of an alarm.

In order to reduce the maintenance requirements the Queensland Fire & Rescue Service recommends that:

- Higher quality alarms with longer warranties (e.g. 10 years) be purchased;
 - Hardwired alarms with long lasting back up battery supply or 10 year battery alarms are installed.
 - Alarms that include a "tamperproof" feature that makes the battery difficult to remove be purchased.
- × Do not remove a smoke alarm.
 - × Do not remove the battery from the smoke alarm, other than to replace it.
 - × Do not do anything to reduce the effectiveness of the smoke alarm (e.g. paint it)

For further information about your obligations refer to the Queensland Fire & Rescue website www.fire.qld.gov.au

WAKE UP TO SMOKE ALARMS

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Tenant Checklist

Landlords are required to have smoke alarms installed in rental properties

What do you need to do?

- ✓ Ensure smoke alarms are installed. If they are not installed contact the owner or agent.
 - ✓ Ensure you test and clean each smoke alarm in the dwelling every **12 months**. This can be done by pressing the test button located on the alarm. There are some alarms that can be tested in other ways.
 - ✓ During your tenancy you are required to replace each battery that is flat or is almost flat. Smoke alarms will produce a fault signal at least once every minute over 7 days to warn that the battery is about to fail. Often this is a chirping sound.
 - ✓ **Clean** each smoke alarm every 12 months. This usually requires cleaning with a vacuum cleaner or broom to remove debris (e.g. dust and cobwebs) that would restrict smoke entering the alarm.
 - ✓ If you become aware that a smoke alarm in the rental property is not working, other than because the battery is flat, you must advise the landlord or agent as soon as possible. It is the landlord's responsibility to replace it.
- × Do not remove a smoke alarm.
 - × Do not remove the battery from the smoke alarm, other than to replace it.
 - × Do not do anything to reduce the effectiveness of the smoke alarm (e.g. paint it).

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