

I hereby authorise SmokeSec Services to inspect my property as per my chosen service option. I also authorise the installation of my preferred smoke alarm/s as indicated - (only if necessary) to ensure my property complies.

Signature: _____ Date: _____
Annual Service Program \$69.00

Owners Name: _____ or _____
Rental Property Address: _____

Annual Service Program \$69.00 or
Once Off Inspection \$40.00

Preferred smoke alarm/s to be installed (if needed)

- 9v battery operated smoke alarm \$29.00
- 1kg Fire Extinguisher
- 10-year non-removable battery operated smoke alarm \$79.00
- Fire Blanket
- 240v hard-wired smoke alarm



\$\$ Save \$\$

Nominate your preferred smoke alarm now!!

By nominating your preferred choice of smoke alarm on the authorisation form to the left, in the event that new smoke alarms are required at your property for compliance, you will benefit from smoke alarms installed at cost price with no charge for installation - What a saving!!

- for dwellings built prior to 1 July 1997 only. All dwellings built after 1 July 1997 must have 240v hard wired alarms fitted.

** Prices listed for the 9v photo-electric stand alone and the 9v lithium 10-year stand alone smoke alarms apply when we install smoke alarms whilst at the property on an initial inspection, tenancy changeover, or lease renewal. This also applies to any fire extinguishers and fire blankets. If we are required to return to the property solely to undertake an installation of these products, the costs will be as follows:

- 9v photo-electric stand alone smoke alarm \$59.00 each.
- 9v lithium 10-year stand alone smoke alarm \$99.00 each.
- Fire Extinguisher 1kg AB(E) \$59.00 each.
- Fire Blanket 1m x 1m \$39.00 each.

For more information regarding the smoke alarm laws go to www.fire.qld.gov.au or call 1300 369 003

Proudly Supporting



For more information on this service call:

1300 QSMOKE

776653



SMOKESECTM
SERVICES

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07 56769608 fax
Email: smokesecservices@gmail.com
www.smokesecservices.com.au

ABN: 52 629 357 978



Your Smoke Alarm Specialist



SMOKESECTM
SERVICES

Tear off and return to your Property Manager

Property Owners

Property Owners

Landlords

Service Options

Product Pricing

You are required to install and maintain smoke alarms in your rental property.

- The minimum legal requirement is an alarm in accordance with the smoke alarm Australian Standard. This can be met by 9v battery operated smoke alarms, with a one year battery, for dwellings built before July 1997. However, 10 year battery alarms or hard-wired alarms are more reliable and may be more effective in the long term. **Homes built after 1 July 1997 must have hard-wired alarms fitted.** The number of alarms and their placement is set down under the Building Code of Australia (BCA).
- You must test and clean each smoke alarm within 30 days before the start of a tenancy agreement.
- In addition you must replace each battery in the smoke alarm that is flat or that you or your agent is aware is almost flat within 30 days before the start of a tenancy.
- You must replace the smoke alarm unit before it reaches the end of its service life. Service life of a smoke alarm is usually indicated by the warranty offered by its manufacturer.
- If your smoke alarm reaches the end of its service life, you must replace it immediately.
- Where notified by a tenant that a smoke alarm is not operating, you should have the smoke alarm checked by a competent professional, and as required, repaired or replaced.

Annual Service Program \$69.00

- Unlimited inspections within a 12 month period
- Free relocations of 9v stand alone smoke alarms
- Free replacement batteries
- Safety Switch sightings
- Free water meter reads - upon request
- Detailed Compliance Inspection Reports
- Certificates of Compliance issued (if property complies)
- Free Safehome program for tenants
- New smoke alarms installed at the lowest cost

Once Off Inspection \$40.00

- Comprises all features of the Annual Service Program, but done on a once-off basis only. There are no ongoing services or obligations provided with this service. This excludes unlimited inspections, ie. \$40.00 per call out.

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safehome



9v photo-electric smoke alarm

This type of smoke alarm is suitable for all dwellings built prior to 1 July 1997.

\$29.00 each installed**

9v lithium 10-year smoke alarm

This type of smoke alarm requires no battery maintenance and is suitable for all dwellings built prior to 1 July 1997.

\$79.00 each installed**

Replacement 240v hard wired smoke alarm

This type of smoke alarm is required for all dwellings built after 1 July 1997.

\$139.00 each installed

1st alarm.

Subsequent alarms installed during the same visit

\$99.00 each installed

New installation 240v hard wired smoke alarm

\$179.00 each installed

**All smoke alarms installed by SmokeSec Services are Brooks photo-electric type, and come with a 5 year limited warranty.*

Safety Switch (RCD)

As of 1 March 2008 ALL dwellings must have a working Safety Switch.

\$229.00 installed*

Fire Extinguisher 1kg AB(E)

Highly recommended, however not required for compliance.

\$39.00 each installed**

Fire Blanket 1m x 1m

Highly recommended, however not required for compliance.

\$19.00 each installed**

URGENT INSTRUCTION REQUIRED

Dear Landlord,

As of 1 July 2007 you have increased responsibilities regarding smoke alarms. There are a number of legal requirements that must be adhered to by owners of residential rental properties. These legislative requirements fall under the **Fire and Rescue Service Amendment Act 2006.**

Under this legislation lessors are legally required to test and maintain smoke alarms within 30 days prior to the start of a new tenancy. This also applies to tenancies that are renewed with existing tenants. In addition to these obligations, the lessor is also required to immediately replace any alarm before the end of its service life. The service life is indicated in most circumstances on the smoke alarm.

The most efficient way to manage these obligations is to provide our agency a budget for this purpose so that we can organise suitable contractors to meet your legal obligations.

After extensive research we have appointed SmokeSec Services as our preferred service provider in relation to all smoke alarm services. They are the industry leaders with unequivocally the most comprehensive, professional and cost effective service package in Queensland.

SmokeSec Services will visit your property as many times as required within a twelve month period for one low cost of \$69.00 per property. All maintenance is covered in this fee including new batteries. Only when new smoke alarms are required for compliance, will there be an extra cost incurred. These alarms are at the lowest price available including installation, and are listed to the left.

These services can be paid for from rental funds and where this occurs we will supply a copy of the invoice with your statement. Note these services are **100% tax deductible.**

It is important to note that if we do not receive instruction from you in this regard, our agency cannot accept any liability or responsibility for your failure to comply with this legislation.

Please respond within 10 working days using the form overleaf authorising our agency to expend money from rental income to engage SmokeSec Services to fulfil your lessor obligations in relation to smoke alarm legislation.

Kind regards

Your Property Manager



Tear off and return to your Property Manager