



INFORMATION SHEET

# SMOKE ALARM COMPLIANCE

Do you value your property and want to make sure your insurance will cover any damage by fire? Since July 1, 2007 the Fire and Rescue Service Amendment Act 2006 has become law with new responsibilities for all property owners.

## Landlord responsibilities

Your property must comply with the Fire and Rescue Service Amendment Act 2006 and the Building Code of Australia. This means that the property must have the required number of smoke alarms that meet Australian Standards correctly located as per the Building Code. Alarms must all be working and not past their service life as per the regulations.

Within 30 days before any new tenancy agreement, including renewals, smoke alarms must be inspected, tested, cleaned and the battery replaced if necessary. This is your responsibility by law.

The law prohibits any of these responsibilities being transferred to the tenant.

## The landlord or appointed agent must

- 1** Ensure that their property is fitted with the required number of working alarms to comply with Australian Standard 3786-1993 and that they are installed as per the Building Code
- 2** Test, clean and replace any faulty smoke alarm within 30 days before the start of a tenancy agreement
- 3** Replace any smoke alarm before the end of its service life. If a smoke alarm reaches the end of its service life or fails to work, it must be replaced immediately. Service life of a smoke alarm is usually indicated by the warranty offered by its manufacturer
- 4** When notified by a tenant that a smoke alarm is not operating, have it checked by a competent professional and repaired or replaced as required

Responsibility remains with the landlord not the Property Manager or Real Estate Agent.

But we offer a fantastic alternative!

**1300 179 667**

[www.scsmokealarms.com.au](http://www.scsmokealarms.com.au)

**SOUTH COAST  
SMOKEALARMS**



# How should you manage the smoke alarms on your property?

## Obviously you can check and install the alarms yourself...

There are steps an owner can follow to manage smoke alarms on their properties so that they comply with the law. But what if you live some distance away? Or what if it all seems a little bit like too much hard work?

**There's also a risk!** Failing to comply with the smoke alarm legislation may put your insurance policy at risk and result in the denial of claims in the event of fire on your property. You can also receive a \$375 fine and we're pretty sure you don't want that!

## Trust the professionals!

The best and easiest alternative is to engage the services of **South Coast Smoke Alarms**, Australia's most professional and respected smoke alarm company. Sleep well knowing that your property and the lives of people renting are protected by the experts. Plus we guarantee you'll always be 100% compliant with all relevant legislation.

**South Coast Smoke Alarms** is a family owned and operated business, providing a professional yet personal service to all our clients.

Transfer your risk and always be compliant with the law. **South Coast Smoke Alarms** protect clients with our \$10 million Public Liability Insurance and \$2 million dollar Professional Indemnity Insurance. Any company not covered by both types of insurance puts you at risk.

**South Coast Smoke Alarms** is a fully accredited member of the Fire Protection Authority of Australia (FPA) and will provide a detailed Compliance Certificate after every visit to your property ensuring all legal requirements are met.

All this for a low annual fee of **\$75!**



# Switch to South Coast Smoke Alarms

Too many landlords leave the safety of their residents and the integrity of their insurance in the hands of handymen, cleaners, electricians or even under-insured alarm companies. By employing companies and contractors who do not specialize in smoke alarm installation and maintenance you are jeopardizing too much!

Or are you simply sick of a smoke alarm company that doesn't do the job you employed them to do leaving you worried about your insurance obligations?

Choose a provider who understands the new laws and regulations and will service your smoke alarms in accordance with Australian Standard AS1851.15 and comply with the Building Code of Australia Part 3.7.2.3.

**South Coast Smoke Alarms** are a family owned company who employ expertly trained professionals to look after your property and make sure that you and your property are not only fire-alert-ready but protected against litigation.

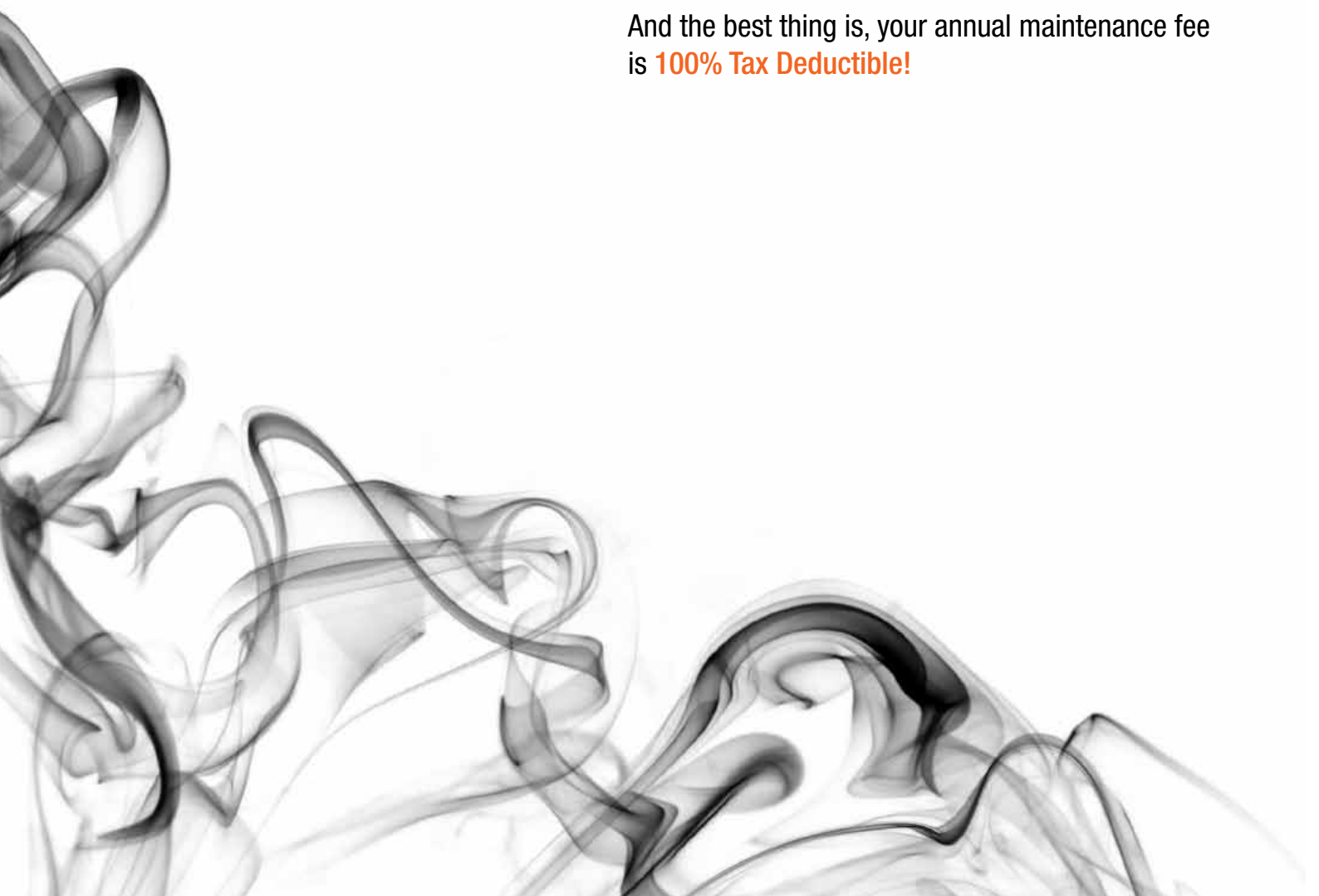
## It's so easy to switch!

Just complete our Annual Maintenance Form, and we'll check your property straight away. Not only that, we'll honor the obligations of your previous smoke alarm installers for the period of your signed contract.

## Our annual fee of \$75 provides so many bonuses:

1. Unlimited call-outs and battery changes to the property as required due to change/or renewal of lease, alarm malfunction and annual maintenance
2. Complete compliance with all smoke alarm regulations
3. Correct positioning, quantity and quality of alarms installed
4. Full function test on every alarm - including battery, photoelectric and ionisation sensitivity tests
5. Expiry date check and record of every alarm
6. Discounted alarms and installations - 9 volt ionisation from \$10 and 9 volt photoelectric from \$25
7. Detailed inspection and compliance report after each visit
8. Automatic maintenance renewal to save you the hassle
9. Database listing visits and alarms checked and installed at each property
10. Expert and professional smoke alarm company

And the best thing is, your annual maintenance fee is **100% Tax Deductible!**



# Smoke alarms needing **URGENT** attention?

There is nothing worse than beeping, faulty alarms or urgent jobs that simply have to be done now!

We at South Coast Smoke Alarms are always ready and available to assist with any emergency.

We guarantee to attend your property the same day you call.\*

The comfort of your tenants and safety of your property is important to us. We use expertly trained professionals to guarantee that your smoke alarms are working and comply with all current legislation.

## What are you waiting for?

Go online and complete our annual maintenance form:  
<http://www.scsmokealarms.com.au/maintenance.pdf>

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