

Smoke Alarm Maintenance Authorisation Form Residential Permanent Rentals

From 23 March 2020, all NSW landlords will need to ensure that smoke alarms installed in the rented property are in working order. A penalty will apply for landlords who fail to comply.

The details on when a landlord must repair or replace a battery-operated or hardwired smoke alarm, and when a tenant may repair or replace a smoke alarm, is in the new Regulation. The existing provision that allows landlords to enter the property without consent has been extended to specifically include inspecting or assessing the need for repairs to, or replacement of, a smoke alarm if proper notice has been given to the tenant.

To ensure smoke alarms installed in the rented property are in working order, a landlord must:

- carry out annual checks to ensure all smoke alarms installed at the property are in working order
- replace a removable battery in all smoke alarms in the period specified by the smoke alarm manufacturer (for a removable lithium battery), or otherwise annually
- repair or replace a smoke alarm that is not working within 2 days of becoming aware that it is not working
- replace a smoke alarm with a new smoke alarm within 10 years from the manufactured date, or earlier if specified by the smoke alarm manufacturer.

Property Details

Owners Name: _____

Property Address: _____

(Cross out whichever is not applicable)

- ❖ I authorise Raine & Horne Batemans Bay to manage the maintenance of the smoke alarms at the above property on my behalf, using an authorised service provider to inspect and service the smoke alarms.

OR

- ❖ I will be taking full responsibility for the installation and maintenance of the smoke alarms at the above property.

Owners Signature: _____ Date: _____



Key changes to smoke alarm requirements for rented homes

[fairtrading.nsw.gov.au/about-fair-trading/legislation-and-publications/changes-to-legislation/new-residential-tenancy-laws/key-changes-to-smoke-alarm-requirements-for-rented-homes](https://www.fairtrading.nsw.gov.au/about-fair-trading/legislation-and-publications/changes-to-legislation/new-residential-tenancy-laws/key-changes-to-smoke-alarm-requirements-for-rented-homes)

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Information on who can repair or replace a smoke alarm or change a battery in a tenancy

From 23 March 2020, NSW landlords and agents need to ensure that smoke alarms installed in rented properties are in working order.

Requirements for landlords and agents

- Where a smoke alarm is not in working order, landlords and agents must ensure the alarm is repaired (this includes replacing a battery) within 2 business days.
- Landlords and agents must check smoke alarms every year to ensure they are working.
- Landlords and agents must ensure:
 - smoke alarms are replaced within 10 years of manufacture, or earlier if specified by the manufacturer
 - batteries are installed or replaced every year (or for lithium batteries, in the period specified by the manufacturer).
- Landlords and agents must give at least 2 business days' notice to inspect or assess the need for smoke alarm repair or replacement, and at least 1 hour notice to carry out repair or replacement of a smoke alarm.

Requirements for tenants

- Tenants must notify their landlord or agent if they discover that a smoke alarm is not working (this includes when the battery needs to be changed).
- Tenants must notify their landlord when they change a battery in a smoke alarm or engage a licensed electrician to repair or replace an alarm. The different circumstances where a tenant can change a battery or engage a licensed electrician are provided in the table below. This does not apply to social housing tenants.

Responsibilities for certain types of alarms

Below is more information to help landlords and agents understand their responsibilities for different types of smoke alarms, and the situations where a tenant can change a battery in a smoke alarm or arrange for a repair.

Battery-powered alarms

Type of repair	Responsibility in non-strata premises	Responsibility in strata premises
Replace alarm unit	<p>The landlord, agent or person authorised by the landlord</p> <p>The tenant may replace the alarm unit or arrange for the unit to be replaced if the landlord or agent does not do this within 2 business days of being notified that the alarm is not working. The tenant must notify the landlord or agent within 24 hours of the work being completed</p>	<p>The landlord, agent or person authorised by the landlord, unless the Owners Corporation is responsible (this will be indicated in the tenancy agreement)</p> <p>If the Owners Corporation is not responsible, the tenant can arrange for replacement if the landlord or agent does not do this within 2 business days of being notified that the alarm is not working. The tenant must notify the landlord or agent within 24 hours of the work being completed</p>
Repair alarm unit	<p>Battery operated alarm units should not be repaired unless the repair is changing the removable battery in the alarm</p> <p>Otherwise, the alarm unit should be replaced</p>	<p>Battery operated alarm units should not be repaired unless the repair is changing the battery in the alarm</p> <p>Otherwise, the alarm unit should be replaced</p>
Change removable battery	<p>The landlord, agent or person authorised by the landlord</p> <p>The tenant can choose to change the battery – they must:</p> <ul style="list-style-type: none"> let the landlord know that they will replace the battery replace the battery within 2 business days notify the landlord or agent within 24 hours of replacing the battery 	<p>The landlord, agent or person authorised by the landlord, unless the Owners Corporation is responsible (this will be indicated in the tenancy agreement)</p> <p>If the Owners Corporation is not responsible, the tenant can arrange for replacement if the landlord or agent does not do this within 2 business days of being notified that the alarm is not working. The tenant must notify the landlord or agent within 24 hours of the work being completed</p>

Hard-wired alarm

Type of repair	Responsibility In non-strata premises	Responsibility In strata premises
Replace alarm unit	A licensed electrician arranged by the landlord or agent	A licensed electrician: - arranged by the Owners Corporation if they are responsible (this will be indicated in the tenancy agreement)
Repair alarm unit	The Tenant may engage a licensed electrician if the landlord does not arrange for the work within 2 business days of being notified that the alarm is not working. The tenant must notify the landlord within 24 hours of the work being completed	- arranged by the landlord or agent if the Owners Corporation is not responsible
Change removeable back-up battery	The landlord, agent or person authorised by the landlord The tenant can choose to change the battery – they must: <ul style="list-style-type: none"> • Let the landlord know that they will replace the battery • Replace the battery within 2 business days • notify the landlord or agent within 24 hours of replacing the battery 	The landlord, agent or person authorised by the landlord, unless the Owners Corporation is responsible

Reimbursement for repairs

A tenant is entitled to reimbursement within 7 days after giving written notice of relevant expenses. The notice must detail the nature and cost of repairs together with copies of receipts or invoices. This does not apply to social housing tenants.



Compliance management
you can get excited about.

No, seriously.



DETECTOR
INSPECTOR

The Detector Inspector difference

If a smoke alarm fails at your property, you could be liable. Don't play with fire. Let Detector Inspector deal with it.

Safer & more professional than a tradesperson

1 out of 3 smoke alarms need to be replaced the first time we attend a property. Detector Inspector technicians have special expertise to ensure that your smoke alarms comply with the Australian Standards AS 3786, the Building Code of Australia and relevant state-based legislation.

Fixed-fee service with 12-month guarantee

Our comprehensive service covers everything you need to stay compliant, for a fixed annual fee. If a fault occurs, our guarantee covers callouts in between services at no extra cost while the property is enrolled.

Set & forget

Once your property is enrolled in our system, we'll automatically communicate with your real estate agent to maintain annual checks and servicing. As long as you remain enrolled, there's nothing more you need to remember—just rest assured that Detector Inspector is taking care of your compliance.

Digital records for peace of mind

Our triple-check system matches data from previous services to make sure nothing is missed from year to year, and keeps track of every single service, callout, battery replacement and expiry date. We even save time-stamped, GPS-stamped photos from every service. If there's an incident at your property, our meticulous digital records can be used to show that you've met all your obligations when it comes to smoke alarm safety.

Annual comprehensive service for

\$ **90** + GST per residence

Comprehensive service includes:

- Replacement of faulty or expired 240V mains powered smoke detectors and detachable smoke alarms
- Replacement of 9V batteries in all smoke alarms with backup batteries
- A guarantee that covers any callouts between annual services, as long as the property is enrolled
- Ensuring your property is compliant according to Building Code regulations, Australian Standards AS 3786 and relevant state-based legislation



We take care of compliance so you can sleep at night.

The fine print

- It is your legal obligation as a landlord to keep your property safe and hazard free. As such, you are required to have properly fitted and maintained smoke alarms in each residential property complying with Australian Standards AS 3786, Building Code regulations and relevant state-based legislation.
- If you do not accept the services of Detector Inspector, you do so at your own risk. If you do not submit a response, neither your Real Estate Agent nor Detector Inspector will be liable for any failure to service and/or comply with any regulatory framework with respect to the smoke alarms in your property.
- Detector Inspector will treat your "personal information" (as defined in the Privacy Act 1988 (Cth)) in accordance with its privacy policy. A copy of Detector Inspector's privacy policy is available at our website <http://www.detectorinspector.com.au/privacy-policy>.
- The services only include the free replacement of smoke detectors installed in locations that are deemed required in the Building Code regulations.

The annual smoke detector check includes:

- A thorough maintenance check to ensure smoke detectors are in working order, within expiry, and positioned correctly
- Replacement of faulty and expired smoke detectors where necessary
- Ensuring that smoke detectors are securely fitted to ceiling
- Cleaning detector and surrounding areas including vacuum cleaning the grill
- Battery replacement
- Decibel testing
- Smoke test and button test to ensure effective operation
- Documentation of records detailing whether properties comply with current smoke detector legislation (including Building Code requirements, compliance with Australian Standards AS 3786 and relevant state-based legislation)
- Time-stamped, GPS-tracked photographs of each smoke detector

DETECTOR
INSPECTOR

**Call Detector Inspector today on
1300 134 563 for more information.**