

## ANNEXURE “SMOKE ALARMS”

### TENANT TERMS AND CONDITIONS SHEET

The tenant must:

1. Test each smoke alarm in the premises;
  - (i) at least once every 12 months; or
  - (ii) if a fixed term tenancy is of less than 12 months duration, but is held over under a periodic tenancy of 12 months or more, at least once in the 12 month period:
    - a. For an alarm that can be tested by pressing a button or other device to indicate whether the alarm is capable of detecting smoke - by pressing the button or other device;
    - b. Otherwise, by testing the alarm in the way stated in the Information Statement provided to him/her at the commencement of the Tenancy.
2. Replace each battery that is spent, or that he/she is aware is almost spent, in accordance with the Information Statement provided to him/her at the commencement of the Tenancy;
3. Advise the Lessor as soon as practicable if he/she becomes aware that a smoke alarm in the premises has failed or is about to fail (other than because the battery is spent or almost spent); and
4. Clean each smoke alarm in the premises in the way stated in the Information Statement provided to him/her at the commencement of the Tenancy:
  - (i) At least once every 12 months; or
  - (ii) if a fixed term tenancy is of less than 12 months duration, but is held over under a periodic tenancy of 12 months or more, at least once in the 12 month period.
5. The tenant/s should notify the Agent when a smoke alarm is not working.
6. The tenant/s will not remove, dispose of or otherwise tamper with to cease its effectiveness, the smoke alarms installed at the premises. Upon vacating, they must advise that the Smoke Alarms, are in good working order, that is, new batteries have been installed, unless electrical smoke alarms.
7. The tenant/s will ensure that the property is not altered therefore ensuring that the means of escape from the premises in the event of a fire can be safely and effectively used at all times.

In the event that the tenant engages a contractor/tradesperson (as listed in Item 17) to meet his/her obligations listed in (a) to (b) herein, such engagement shall be at his/her own cost and expense.

I/We the tenant/s agree that we have understood the smoke alarms information. I/We also agree that there are smoke alarms installed at the premises and I/we abide by the above clauses.

Tenant/s Name/s

---

Tenant/s Signature/s

---

Date: \_\_\_\_/\_\_\_\_/\_\_\_\_