

TO THE HOME OWNER

IMPORTANT INFORMATION Smoke Alarm Legislation

From the 1st of July 2007, you must have in place a system to test, clean and change the battery (if required) in each smoke alarm within 30 days before the start of any new tenancy. This requirement also applies to lease renewals and extensions.

We have attached a fact sheet from the RTA which outlines the important information relating to the new legislation.

What are your choices?

Do it yourself? Your insurance will probably not allow it, and do you really want that responsibility?

Get a handyman to do it? Is he suitably qualified to ensure the property complies with all the regulations?

Or do you do what the REIQ strongly suggests?

Employ the services of a specialist service provider!
You only have until the 1st of July to ensure 2 things.

1. You must ensure that all the properties that you manage fully comply with the requirements of the new Fire and Rescue Service Amendment Act 2006
- 2 Have in place a service provider to provide the pre-tenancy requirements.

The Solution

As your Property Manager, we have worked hard to ensure that your initial and ongoing responsibilities are fully met in the most cost-effective way possible.

We have appointed Smoke Alarm Solutions as our exclusive provider of smoke alarm services. (To learn more about Smoke Alarm Solutions, please visit www.smokealarmsolutions.com.au).

Prior to 1st July 2007, they will visit your property and undertake a detailed inspection and undertake whatever alterations/additions are necessary to ensure your property complies. They will also inspect, test, clean and change the battery in all existing smoke alarms.

They will then re-visit your property on an annual basis, and inspect, test and clean all smoke alarms. Should there be a new tenancy or tenancy renewal either before 1st July 2007 or during the forthcoming year, they will return to your property and undertake the cleaning and testing procedure as detailed in the regulations.

To keep your costs to an absolute minimum, we have negotiated with Smoke Alarm Solutions to do all this work for you for one annual cost, regardless of how many times they need to visit your property during the year. (There is a brochure attached for the company)

The Summary

This comprehensive service has been designed to ensure that your property is fully compliant. Please refer to the attached Authorisation Form for full details of the costs involved, and return a signed copy of the form by return mail.

It is important that this system be in place, and your property inspected prior to 1st July 2007, so please return the signed Authorisation Form today. If you have any queries, please do not hesitate to contact your Property Manager.

OWNER AUTHORISATION

Annual Inspection and Maintenance Service

Prior to 1st July 2007, Smoke Alarm Solutions Pty. Ltd. will visit your property and undertake a detailed inspection and undertake whatever alterations/additions (only if necessary) to ensure your property complies. They will also inspect, test, clean and change the battery in all existing smoke alarms.

Smoke Alarm Solutions will visit your property on an annual basis, and inspect, test and clean all smoke alarms. Should there be a new tenancy either before 1st July 2007 or during the forthcoming year, they will return to your property and undertake the cleaning and testing procedure as detailed in the regulations. There is no additional charge above the annual fee, regardless of how many times they need to re-visit your property. A detailed written Inspection/Test Report will be provided to the Property Manager for your file.

Annual Maintenance Charge

\$ 75.00 per annum

There is no additional cost for properties with more than one smoke alarm
Note that any new installations will be an additional cost.

I hereby authorise Smoke Alarm Solutions to inspect my property and undertake the annual maintenance program on an ongoing basis. I also authorise the installation of my preferred smoke alarms (only if necessary) to ensure my property complies.

Owners

Name _____

Signature _____ Date _____

Property

Address _____

Please return this Order Form to our office by mail, fax or email as soon as possible.

IF YOU DO NOT WISH TO USE Smoke Alarms Solutions for this work then you **MUST** return this letter to our office signed below agreement that you take **FULL** responsibility for the maintaining and testing of the smoke alarm. You understand that this has to be completed on each new tenancy, lease renewal and tenancy change. By returning this signed you agree to release Aspley Real Estate from any possible litigation or fines that may arise from your property's smoke alarm not working or being serviced properly.

I acknowledge that I have been fully informed about the new Smoke Alarm requirements and that I have chosen to undertake the work myself or by my own arrangements.

Property

Address _____

Owners

Name _____

Signature _____ Date _____

