

WHAT IF I AM A LANDLORD?

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 a 9-volt battery operated smoke alarm, with a one-year battery for dwellings built before 1997. However, a good quality 10-year battery alarm or hard-wired alarm is more reliable and may be more effective in the long term. Homes built after 1997 must have hard-wired alarms fitted.
- You must test and clean each smoke alarm within 30 days before the start of a tenancy agreement.
- In addition you must replace, in accordance with the manufacturer's instructions, 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.
- If your property is managed by an agent, they may be able to arrange for this to be done to ensure your

HOW ARE SMOKE ALARMS ENFORCED?

On the sale of a property, the vendor must lodge a form with the Queensland Land Registry (www.nrw.qld.gov.au) stating that smoke alarms are installed in the property and the purchaser has been informed smoke alarms are installed.

Fire Officers will also investigate complaints received. Fines apply for failing to install smoke alarms.

WHAT IF I AM A TENANT?

legislative requirement is met.

- You are required by law to test and clean each smoke alarm in the dwelling at least once every 12 months.
- You are required by law to replace, in accordance with the information statement (RTA Form 17a) provided to you, each battery that is flat or is almost flat during your tenancy.
- If you become aware that a smoke alarm in the rental property is not working, other than because the battery is flat or almost flat, you must advise the landlord or agent as soon as practicable.
- Your landlord is only required by law to test and clean smoke alarms at the start of each new tenancy agreement. If the property is managed by an agent, they may arrange for this to be done.

Please note that for public housing tenants the State Government has already installed hard-wired smoke alarms in all public housing dwellings.

Insurance – Tenants

Research indicates that nearly half of all renters do not have insurance of any kind.

To protect your personal possessions you should have your own contents insurance.

Insurance – Property Owners

Industry figures show that people underinsure.

Adequate insurance cover can provide peace of mind if your home and belongings are damaged or lost to fire.

Most insurance companies offer specific landlord policies.

As a property owner your home insurance policy could be affected by whether you have a smoke alarm installed.

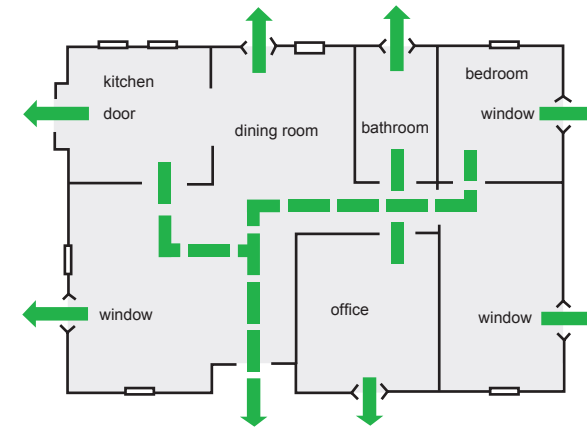
Check with your specific insurance provider.

DO I NEED A FIRE ESCAPE PLAN?

A smoke alarm will alert you to a fire, but what you do next is a matter of life and death.

To survive it is essential you have a fire escape plan.

1. Draw your escape plan on a sheet of paper or visit www.fire.qld.gov.au.
2. Plan two ways out of every room.
3. Pick a meeting place outside the home, such as the letterbox.
4. Ring the fire service on 000 (Triple Zero).
5. Practise your fire escape plan regularly, at night, with the lights off.
6. Practise your escape on hands and knees.



safehome

Safehome is a FREE service provided by the Queensland Fire and Rescue Service to householders in an urban fire service area. Local firefighters will come to your home to assist you to recognise fire and safety hazards in and around the home. Once the hazards are identified you can then take steps to eliminate them. A visit should take no longer than 45 minutes.

You will receive advice on correct positioning and installation of smoke alarms, a safety pack and checklist. Proudly Supported by



Call 13 QGOV (13 74 68) for a Safehome visit.



Wake up to photoelectric smoke alarms



ALL HOMES IN QUEENSLAND

MUST HAVE A WORKING

SMOKE ALARM

It's the law.

WHY?

Of the dozens of Australians who die in residential house fires each year, most die in fires that start at night when they are asleep.

Instead of waking you, smoke and toxic gases from a fire can quickly numb your senses and put you into an even deeper sleep.

Working smoke alarms are a simple way to warn you of a developing fire and give you time to escape.

The more working smoke alarms installed, the greater your chance of survival.

WHAT DO I HAVE TO DO?

If your home was built after 1997, there should be 240 volt (hard-wired) smoke alarms installed at the time the premises was built. The number of alarms and their placement is set down under the Building Code of Australia (BCA).

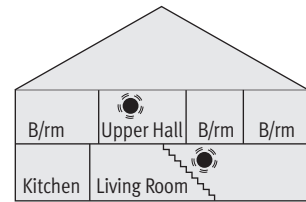
Also homes having undertaken major renovations or extensions since 1997, should have included the installation of 240 volt (hard-wired) smoke alarms.

If your home was built before 1997 you must have, as a minimum, one alarm for each level of the dwelling. These can be battery-operated, although long-life batteries or hard-wired types are recommended for better protection.

THE QUEENSLAND FIRE AND RESCUE SERVICE RECOMMENDS THAT ALL RESIDENTIAL ACCOMMODATION BE FITTED WITH PHOTOELECTRIC SMOKE ALARMS.

WHERE DO THEY NEED TO GO?

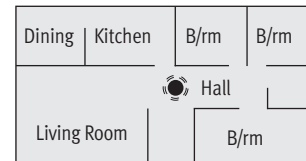
Basic protection plan



Near bedrooms and on every storey of a multi-level house.

Minimum by law

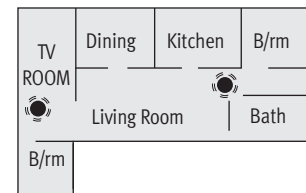
Basic protection floor plan



Between the bedrooms and the rest of the house.

Minimum by law

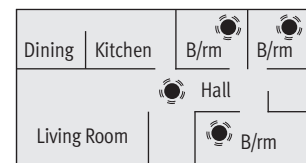
Basic protection floor plan



Additional alarms are needed in homes with separated sleeping areas.

Minimum by law

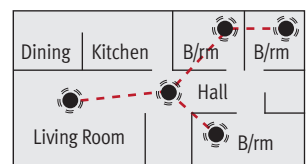
Better protection floor plan



Inside the bedrooms if you are a heavy sleeper, or if you close the door, and in the hallway.

Additional recommendation for added safety (not law)

Best protection floor plan



Inside each bedroom, in the hallway and living areas, and connected together.

Additional recommendation for added safety (not law)

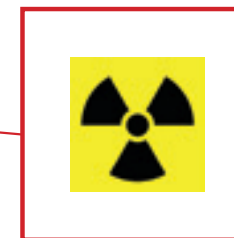
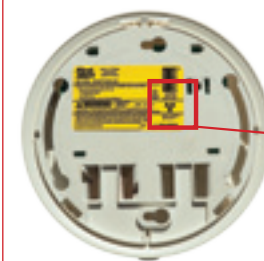
PHOTOELECTRIC SMOKE ALARMS

- Photoelectric smoke alarms give earlier warning of smouldering fires (one of the most likely domestic fires), than other kinds of alarms. Research by the Australasian Fire and Emergency Service Authorities Council indicates that photoelectric smoke alarms provide the best detection across a range of fires and are more likely to alert occupants in time to escape safely.
- Photoelectric smoke alarms are less prone to nuisance alarms and therefore less likely to be disabled to stop annoying and unwanted alarms.
- Photoelectric smoke alarms do not contain radioactive material.
- Photoelectric smoke alarms are highly recommended by the Queensland Fire and Rescue Service because of their better smoke detection qualities.
- For both flaming fires and smouldering fires, photoelectric smoke alarms are more likely to alert occupants in time to escape safely.

WHAT KIND OF SMOKE ALARMS DO I HAVE?

Photoelectric smoke alarms look like other alarms, but they do not have a radiation symbol on them.

If yours has a radiation symbol on it, it should be replaced.



Photoelectric smoke alarms **do not** have the radiation symbol.

SMOKE ALARMS FOR DEAF AND HEARING IMPAIRED PEOPLE

If you cannot hear a standard smoke alarm, there are special smoke alarms designed for people who are deaf or hard of hearing. For more information go to www.fire.qld.com.au or call 13 QGOV (13 74 68).

WHAT ABOUT MAINTENANCE?

Smoke alarms should be tested and cleaned regularly.

- Test smoke alarms once a month using the test button.
- Clean the grill of your smoke alarm once a month using a vacuum cleaner or soft brush.
- Replace alkaline type 9-volt batteries every year - use an anniversary date to remember.
- Write the year the smoke alarm was made in permanent ink on the base of the alarm or inside the unit.
- Replace smoke alarms every 10 years or according to manufacturer's instructions.

Never paint smoke alarms

POWER SUPPLY OPTIONS

FOR SMOKE ALARMS

- Hard-wired 240 volt power supply with battery backup.
- Long-life lithium battery. Lasts for 10 years.
- Battery operated – 9 volt battery. Should last at least 12 months.

Only use smoke alarms that comply with Australian Standards - look for these marks.

