

Smoke Alarms and your legislative obligations as a tenant in Queensland

The *Fire and Emergency Services Act 1990* requires that tenant/s clean and test all smoke alarms that are in their rental home. This must be done at least once during a twelve(12) month tenancy. The cleaning and testing of alarms by tenants applies to tenancies of 12 months or longer, or if your tenancy is, or becomes a periodic tenancy of 12 months or longer.

If a tenancy is less than 12 months, the Lessor is required to clean and test all alarms only if the tenancy is renewed. For example, you have a 6 month tenancy now, and an offer of renewal is provided in 6 months time and you accept, the Lessor has to have all alarms cleaned and tested. If the tenancy renewal is not offered or renewed, it then reverts to a periodic tenancy. The Lessor's obligation does not extend to this situation.

It is also a requirement that Tenants change the battery in any smoke alarm/s when it is flat, or almost flat. If you become aware that a smoke alarm has failed or is about to fail, other than because of a flat battery, please advise our agency immediately.

If you are unable to fulfil your legislative duties personally, our agency can supply a list of preferred contractors that can carry out the work for you at your expense. Or, if you prefer, you can appoint your own contractor. It is strongly recommended that you ensure that any contractors that are appointed on your own behalf carry adequate qualification (if required) and hold Public Liability insurance.

Please sign below to acknowledge receipt of this statement.

Smoke alarms save lives.

SIGNATURES

← if more than four tenants, please attach another copy of this form

Tenant Name: _____

Signature: _____ Date: _____

Tenant Name: _____

Signature: _____ Date: _____

Tenant Name: _____

Signature: _____ Date: _____

Tenant Name: _____

Signature: _____ Date: _____

Agent on behalf of Lessor:

21st Century Boutique Properties Pty Ltd _____

Signature: _____ Date: _____

INITIALS