

SMOKE ALARMS AND BLIND COMPLIANCE

YOUR LEGISLATIVE OBLIGATION AS A TENANT IN QUEENSLAND

As of 1 July, 2007 The Fire and Rescue Service Act 1990 has required 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 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 lessors obligation does not extend in 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 fulfill your legislative duties personally, our agency can supply a list of preferred contractors that can carry out the work for you at your expense.

The mandatory standard for internal blinds, curtains and window fittings (corded internal window coverings) was declared on 8 July 2010 and applies to relevant blinds, curtains and some fittings supplied after 30 December 2010. The mandatory standard that deals with the installation services of window coverings was made on 28 March 2014 and came into effect on 1 January 2015.

It is imperative that you report to our office any cords that are broken or any missing compliance tags. Our Office will check these items at each routine inspection and again at the time of your exiting your tenancy. If we determine that the cords are broken or the compliance tag is missing during these inspections it will be your responsibility to repair the items at your expense. Please sign below to acknowledge receipt of this statement.

Tenant Name:

Tenant Name:.....

Signature:

Signature:

Date:

Date:

Tenant Name:

Tenant Name:.....

Signature:

Signature:

Date:

Date:

Agent on behalf of the Lessor:

RENTAL TRENDS

Signature:

Date: