



SMOKE ALARM COMPLIANCE TESTING

FOR LANDLORDS & PROPERTY MANAGERS

 PROTECT YOUR PROPERTY

 PROTECT YOUR TENANTS

THE LEGISLATION

SOUTH AUSTRALIAN LEGISLATION

Current Requirements means the legislative requirements stipulated by the South Australia Development Act 1993; Residential Tenancies Act 2010; and the Electricity Act 1996 applicable to existent smoke alarms and smoke alarm installations and related electrical work (if applicable). Considerations around compliance of the smoke alarms at the Inspection Address are the types of smoke alarms and smoke alarm installations, build dates, including dates of significant renovations, and building classes.

The Development Act 1993 requires smoke alarms to be installed on every storey, they must be located between each part of the dwelling containing bedrooms and the remainder of the dwelling. Smoke alarms must also be installed in any hallway leading to the bedrooms. Landlords must comply with smoke alarm legislation in all residential rental properties including detached houses, villa units, sole occupancy units, guest houses and hostels.

AND YOUR RESPONSIBILITIES

FEDERAL LEGISLATION

Landlords must ensure that their rental property is properly fitted with the required number of working smoke alarms, complying with the Australian Standard (3786:2014), and that they are installed as outlined in the Building Code of Australia (BCA) part 3.7.2.3. This legislation is applicable to all states of Australia.

HOMES & RESIDENTIAL RENTAL PROPERTIES

Purchased before the 1st of February 1998

You are required to fit a replaceable battery powered smoke alarm.

Purchased after the 1st of February 1998

Regulation 76B requires a smoke alarm (or smoke alarms) to be fitted within six months from the day on which the title is transferred and be either a 240 volt, mains-powered smoke alarm or a 10-year life, non-replaceable, non-removable, permanently connected battery powered smoke alarm.

Built on or after the 1st of January 1998

The Building Code of Australia requires a 240 volt, mains powered smoke alarm.

THE RISKS

Failure to take every practical step to ensure the safety of your tenants and property may result in rejection of insurance claims for damage, personal injury or loss of life. As a landlord your duty of care requires your property to have working smoke alarms installed in accordance with the relevant legislation and Australian standards and to ensure that they are compliant and replaced when necessary. Failure to comply may result in financial penalties, legal consequences or both.

RCD TESTING (OPTIONAL)

Safety switches (also known as RCDs) monitor the flow of electricity through a circuit and turn off the power in a fraction of a second if a leakage of current is detected. Safety switches provide personal **protection** against electric shock.

DID YOU KNOW

Safety switches can seize in the "ON" position posing a serious **hazard** to your property and tenants. It's very important to regularly test it. Our qualified, licensed and insured electricians can test it for you when we check your smoke alarms for compliance and safety.

SERVICE OPTIONS

ANNUAL SMOKE ALARM COMPLIANCE SERVICE - \$99

A licensed Electrician from Polo's Power will attend your property and perform the following duties:

Carry out unlimited smoke alarm compliance inspections to ensure smoke alarms are compliant with current legislation, including re-attendance when beeping or faulty alarms require attention

Service, clean and maintain all smoke alarms and change 9 volt batteries where required

Ensure all smoke alarms meet current Australian standards

Relocate incorrectly positioned battery operated smoke alarms

Replace any faulty, expired, missing or damaged 9 volt or 240 volt smoke alarm if required by legislation*

Send a compliance report following each inspection

***Smoke alarms will only be replaced or installed for free under this annual service if they are required for compliance with legislation**

ANNUAL SMOKE ALARM COMPLIANCE + RCD TESTING SERVICE - \$119

A licensed Electrician from Polo's Power will attend your property and perform the following duties (in addition to those listed under Annual Smoke Alarm Compliance Service):

We will test any RCD (safety switches) to ensure they are working correctly and provide a report.

HOW TO PROCEED

Please complete the below form and send directly to your property manager.

Service	Price Per Property
<input type="checkbox"/> Annual Smoke Alarm Compliance	\$99
<input type="checkbox"/> Annual Smoke Alarm Compliance PLUS RCD Testing	\$119

Owner's Name

Owner's Phone Number

Owner's email address

Property Address (Number, Street, Suburb, Postcode)

Property Manager/Agency Name

Owner's Signature

Date