Smoke alarms, safety switch & water reading procedure

Rental Property

Tenant/s name

Smoke Alarms

As a result of the passing of the Fire and Rescue Service Amendment Act 2006, laws came into effect on the 1 July 2007 in Queensland requiring all domestic dwellings, to have operational smoke alarms installed in the premises.

As such Smoke Alarms have been installed in the above-mentioned dwelling.

Please refer to the attached table from Form 17a Renting a house or unit in Queensland, to learn about the obligations of the tenant, in terms of Smoke Alarm maintenance. To reiterate, under the laws, it is the responsibility of the Tenant to:

To comply with Queensland Fire and Rescue Services Legislation the following are responsibilities of the Tenant during the tenancy:

1. The Tenant/s will notify the Agent when a smoke alarm has failed or is about to fail, other than because the battery is flat or almost flat.

2. The Tenant/s will not remove, dispose of, or otherwise tamper with to cease its effectiveness, the smoke alarms installed at the premises unless it is to clean or change the battery.

3. The Tenant/s will ensure that all exits from the property are maintained as clearways so they can be safely and effectively used for escape in the event of a fire.

4. The Tenant/s agree to arrange for the cleaning and testing of each smoke alarm in the dwelling at least once every 12 months where the Fixed Term Tenancy is 12 months or longer or a Periodic Tenancy.

5. The Tenant/s agree to arrange for the replacement of each battery that is spent or nearly spent during the Tenancy in accordance with the Information Statement (RTA Form 17a).

Our Agency can supply a list of preferred contractors who can carry out the work for you at your expense. If arranging your own contractor, ensure they are qualified and hold current Public Liability Insurance cover.

Safety Switch

What is a safety switch?

Safety switches are an insurance against electric shock and are designed to prevent injury or death.

They monitor the flow of electricity through a circuit. They automatically shut off the electricity supply when current is detected leaking from faulty switches, wiring or electrical appliances. This stops the chance of current flowing to earth, through a person, electrocuting them.

Installing a safety switch is an inexpensive safety measure that protects everyone.

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Mango Hill QLD 4509
P. 07 3106 5680

Townsville Office
Shop 7,
40 Thuringowa Drive,
Kirwan QLD 4817

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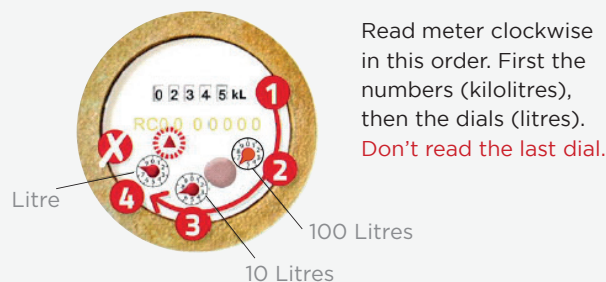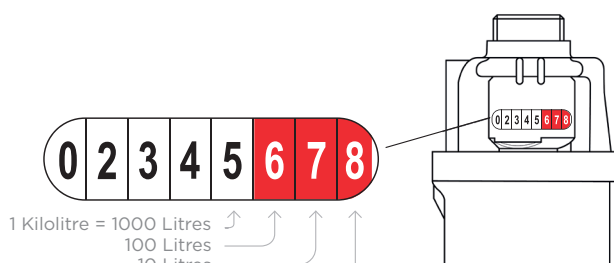# Smoke alarms, safety switch & water reading procedure

Are safety switches failsafe?

Nothing is failsafe. Safety switches should be regularly checked. Just like a smoke alarm or other safety device, if it is not working properly, it cannot protect.

It is also important to make sure electrical appliances, electrical wiring, extension leads and other electrical equipment are regularly checked and kept in good working order.

How do I know if a safety switch is installed?

Check by looking at the switchboard for a **TEST/RESET** button. That tells you if there is a safety switch installed. When you open the switchboard you should see something like this:
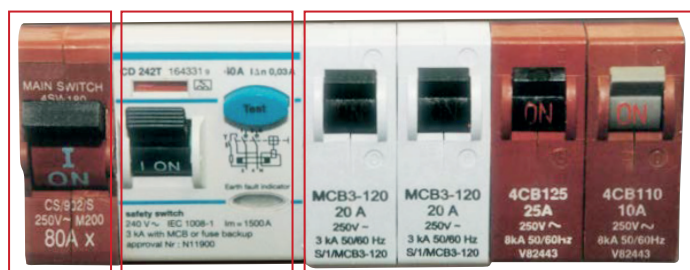
Main Switch   Safety Switch   Circuit Breakers

Typical switchboard – this shows the main switch, safety switch with test button, and four circuit breakers. All homes have circuit breakers or fuses. These are designed to protect the wiring and appliances within the premises. Only safety switches are designed to protect people.

Why did it 'trip'?

- If a safety switch turns off the power, it may be that a resident could be using a faulty appliance or the electrical wiring may have become faulty.
- Reset the safety switch. If it trips again, unplug the last appliance used. If everything works okay, take that appliance to a licensed electrical contractor to be checked.
- If the safety switch keeps tripping, disconnect all appliances and plug them in, one at a time, until the faulty one is located.

  Avoid touching appliances while carrying out this process.

Testing a safety switch

- To test a safety switch, simply press the TEST button.
- This should automatically trip the switch to the 'off' position.
- Reset by pushing the switch back to 'on'.
- If it doesn't work, contact your Property Manager immediately.

  Carry out the safety switch test every three months.

Smoke alarms, safety switch & water reading procedure

How to read your water meter

Both meters read 2,345 kilolitres and 678 litres

1 Kilolitre = 1000 Litres
100 Litres
10 Litres

Read meter clockwise in this order. First the numbers (kilolitres), then the dials (litres). Don't read the last dial.

Litre
100 Litres
10 Litres

How to check for concealed leaks

1. Turn off all taps and water appliances. DON'T turn off the tap at the water meter.

2. Take a reading of the water meter and write it down.

3. Keep the taps turned off, don't use any water and take another reading 1 hour later or longer if possible.

4. If the reading has changed or the last number (dial) is still moving, you may have a leak.

Acknowledgement by tenants

By completing this confirmation the Tenant/s acknowledge having received the documents and items detailed above on or before the commencement of the Tenancy Agreement and acknowledge the responsibilities as Tenant.

Tenant name	Signature	Date
Agency name	Signature	Date