



**SUNSTATE**  
PROPERTY COMPLIANCE

▶ Fact Sheet **Tenant**

## Congratulations on finding your new home

In Queensland you may find that the laws are different from those in other states and countries. The laws in Queensland apply to Tenants as well as Property Managers and Landlords.

We take the safety of you and your family very seriously whilst you are in this property, however you and the other occupants have a role to play in helping us to achieve this.

### The safety devices of concern to us are:

- ▶ Smoke Alarms
- ▶ Safety Switches
- ▶ Corded Window Furnishing (child safety from strangulation)
- ▶ Pool Safety (pool fence)

**Please note: We may be engaged by your Property Manager or Landlord for one or all of the above.**

## Entry to your property

From time to time your property manager will require us to attend your property to service, fix, or replace some of these devices. When we receive a work order from your property Manager we will either send you a Form 9 (entry notice) or we will call you.

**For full details of our entry procedure please download this fact sheet from our website.**

## What you need to do

- ▶ Replace the batteries in your smoke alarm/s if they become flat or nearly flat during your tenancy.
- ▶ Do not break, remove, tamper with any of the safety devices.
- ▶ Do not remove warning tags from corded window furnishings.
- ▶ If you find problems with these devices at any time during your tenancy report them to your property manager immediately.

## Important Information

Our obligation to your property manager or landlord includes information relating to any damage or tampering of these devices. Please be aware that your Property Manager may either issue you with a Form 11 – Notice to Remedy Breach or require you to pay for any damage you have caused.

## Acknowledgement

I/We understand our obligations to the above safety devices.

Property Address: \_\_\_\_\_

Real Estate Agent: \_\_\_\_\_ Property Manager: \_\_\_\_\_

Owners Name: \_\_\_\_\_

Owners Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**1300 722 552**

[www.sunstatepropertycompliance.com.au](http://www.sunstatepropertycompliance.com.au)