

## New QLD Smoke Alarm Legislation: Information for Landlords

### 2022 QLD Legislation Smoke Alarm Requirements

From 1<sup>st</sup> January 2022 all rental properties in QLD must comply with the following additional smoke alarm regulations as set out in the Fire and Emergency Services (Domestic Smoke Alarms) Amendment Act 2016 and Building Fire Safety (Domestic Smoke Alarms) Legislation Amendment Act 2016.

All Queensland rental properties need to meet these new smoke alarm regulations by the 31<sup>st</sup> December 2021.

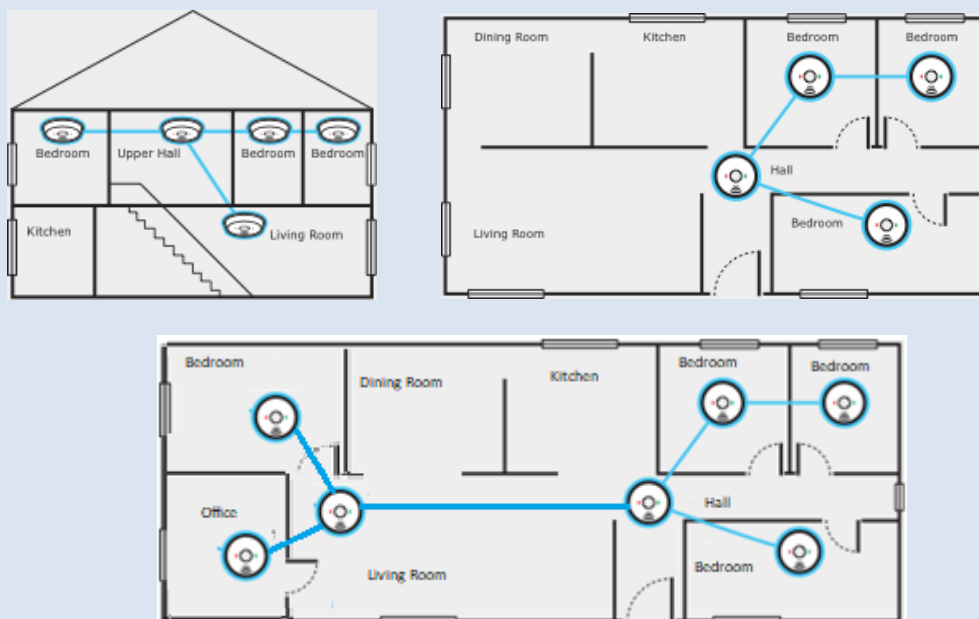
#### From January 1<sup>st</sup>, 2022 Smoke Alarms must:

- be photoelectric and less than 10 years old
- meet the new Australian Standard 3786:2014
- be interconnected with the other smoke alarms in the property
- be 240v hardwired alarms with a backup battery or 10-year wireless alarms with a non-removable lithium battery

#### **AND**

- be installed on each storey
- be installed in each bedroom AND
  - in hallways which connect bedrooms and the rest of the property OR
  - if there is no hallway, between the bedrooms and other parts of the storey

### Example Floor Plans Showing Placement of Smoke Alarms for 2022 Compliance



Disclaimer: This is a guide only and is not to be used, considered or referred to as precise law.

## What Do Landlords Need to Do?

- ◆ **Act Now!** 31<sup>st</sup> December 2021 will be here quicker than you think! Book our experienced electricians to install your new smoke alarms now.
- ◆ Don't risk your property being potentially unrentable and uninsured.
- ◆ Take advantage of our 1 year's free service deal for properties upgraded in 2020 AND avoid the mad rush next year.
- ◆ Give yourself peace of mind that your property and your tenants are protected by high quality smoke alarms and an experienced compliance team.
- ◆ Check out the Queensland Fire and Emergency Services information leaflet link below for more information  
<https://www.qfes.qld.gov.au/community-safety/smokealarms/Pages/sold-leased-properties.aspx>
- ◆ How many alarms do you need?
  - ◆ Remember you must have a smoke alarm
    1. installed on each storey
    2. installed in each bedroom
 AND in hallways which connect bedrooms and the rest of the property  
 OR if there is no hallway, between the bedrooms and other parts of the storey
- ◆ Our prices are \$155\* per alarm so multiple the number of alarms you need by \$155 to get the total cost of your upgrade and don't forget as your first year's subscription is free there is nothing more to pay until 2021.
- ◆ Any problems just give us a call! 1300 722 552.

### Upgrade Prices to meet QLD 2022 Legislative Requirements

**\$155 per alarm AND 1st Year's Service FREE!\***



- High quality Clipsal Fire Tek smoke alarms: meet 2022 QLD compliance
- Certified AS 3786:2014
- ActivFire listed to comply with the Building Code of Australia
- SIA Global 5 Ticks Mark
- Photoelectric technology
- Interconnectable with other alarms
- Modern design to suit any décor
- Quality chamber design with screen to mitigate insect ingress and reduce false alarms
- 5-year warranty on faulty alarms
- 240v hard-wired and wireless 10-year non-removable lithium battery alarms available

### Quick Calculation Table

Initial Upgrade Cost including 1 <sup>st</sup> Year's Annual Subscription*	Number of Alarms Required						
	1	2	3	4	5	6	7
	\$155	\$310	\$465	\$620	\$775	\$930	\$1085

## Which Annual Subscriptions Packages are Available for 2022 Compliant Properties?

We currently offer two annual subscription packages for upgraded properties:

- \$119 Annual Subscription
- \$149 Annual Subscription which includes corded blinds.

These prices reflect the additional time needed to service 2022 compliant properties given their greater number of alarms. All smoke alarm compliance companies have implemented this price increase, but our packages remain highly competitive.

**Don't forget your first year's service is FREE if you upgrade in 2020 so your first annual payment will be from the first anniversary of the upgrade installation date.**

### 2<sup>nd</sup> Year and Ongoing Annual Subscription Packages: Comparison

What's included:	\$119	\$149
Unlimited smoke alarm compliance inspection visits across a 12-month period as required	✓	✓
5-year warranty on all smoke alarms replaced or installed by Sunstate Property Compliance whilst the property remains on a SPC Annual Service Plan <sup>∞</sup>	✓	✓
High Quality Clipsal Alarms protecting your property and your tenants	✓	✓
Safety Switch Sighting Included - please contact us if you wish to add safety switch testing	✓	✓
Corded Blinds Safety Compliance		✓
Inspection/Compliance Certificate sent within 24 hours	✓	✓
Outstanding Customer Service delivered to both your property managers and your tenants	✓	✓

\*This price applies to properties with standard ceiling heights and access. If the property has more than 2 stories, sloping / high ceilings or an unusual floorplan please call us to confirm prices. All properties upgraded to 2022 legislation will automatically move to either our \$119 Annual Subscription Package or our \$149 Annual Subscription Package with the 1<sup>st</sup> year's service being free for properties upgraded in 2020. Unused months from an existing SPC annual subscription will be deducted from the upgrade invoice. Please advise which package you wish to subscribe to, if no preference is given properties will automatically join our \$149 package

<sup>∞</sup>Replacement of faulty, expired or damaged alarms outside of warranty or not installed by SPC will be charged at \$155 per alarm. Additional electrician fees at \$75p/h for 240v alarms may be added as required.

Price per alarm is correct as of 1<sup>st</sup> March 2020, SPC reserve the right to change the cost of alarms as necessary.

All prices include GST

1300 722 552

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