



ABOUT US

Quickcheck is a locally owned and operated business that specialises in providing a full range of property compliance and maintenance services. We are the only company in the industry to provide a **full range of property compliance and maintenance services under one banner**. For over ten years we have taken the stress and hassle out of property compliance by providing the best service at the lowest possible price. Unlike our competitors, all our services are undertaken by **trade qualified electricians (not technicians)** to ensure that all our work is undertaken in a quality and professional manner. Our services are designed to assist property managers and property owners meet their obligations under the Queensland Fire and Rescue Services Act, Residential Tenancies Act, Queensland Pool Safety Laws as well as the various regulations and Australian Standards that apply to these laws.

SMOKE ALARM LAWS

Since 2007, property owners have had increased responsibilities regarding smoke alarms in their rental properties. Legislation requires property owners to ensure that:

- The required amount of smoke alarms are installed, they meet Australian Standards and are correctly located.
- Smoke alarms are tested and cleaned within 30 days prior to the start of each tenancy or lease renewal/extension, and each battery that is flat or almost flat is replaced.
- Smoke alarms are replaced before they reach the end of their service life or replaced immediately upon discovering an alarm has ceased to function correctly.

NEW SMOKE ALARM LAWS

In January 2017, the Queensland government introduced new legislation regarding smoke alarms in all residential rental properties. By **January 2022**, the new legislation requires owners of rental properties to ensure that smoke alarms are:

- Installed in every bedroom, every hallway servicing bedrooms and every storey not containing bedrooms in the most likely path of travel to exit the dwelling.
- Interconnected to all other smoke alarms in the dwelling.
- Photoelectric type only.
- Comply with AS:3786-2014
- Powered by an enduring power source (*either hard-wired to the building's electricity supply or contain a sealed battery that is capable of powering the smoke alarm for a minimum of 10 years from the date of manufacture*).

It will be illegal to rent a property that does not comply with the new smoke alarm requirements from the 1st of January 2022.

SMOKE ALARM UPGRADES

Quickcheck has introduced an upgrade service that will ensure that the smoke alarms in each property meet with the new requirements. **Our upgrade service includes the substantial electrical work and all the electrical components that are required for each smoke alarm upgrade.** Our price is considerably lower than our competitors and is tax deductible.

We will ensure that the correct number and type of smoke alarms are installed in each property.

- Top quality Australian designed 240 volt smoke alarms.
- A separate smoke alarm circuit, protected by a quality Safety Switch/Circuit Breaker.
- If a separate circuit is not possible, any circuit including smoke alarms will be protected by a quality Safety Switch/Circuit Breaker.
- All electrical fittings, cable and labour that is required as part of the upgrade.
- The installation of 240 volt smoke alarms as required.
- The replacement of 240 volt smoke alarms as required.
- Wireless, interconnect-able 240 volt smoke alarms where required.

Due to the vast amount of properties that will be required to be made compliant prior to January 2022, **Quickcheck** recommends that properties are upgraded as soon as possible or when one or more smoke alarm/s expire or become faulty/non-functioning.

Property owners who choose to upgrade before January 2019 will receive one year's free membership on Quickcheck's Annual Compliance Program (valid for 12 months from the date of upgrade)

Smoke Alarm Upgrade \$165 (per smoke alarm)

SMOKE ALARM COMPLIANCE

At **Quickcheck**, we understand the pressures and costs of meeting the ever increasing legislative obligations associated with owning a rental property.

Annual Compliance Program (ACP) clients receive:

- Free replacement of any expired or faulty smoke alarm/s (*including 240 volt alarms*).
- Free replacement of batteries.
- Unlimited smoke alarm compliance checks and maintenance services.
- A detailed smoke alarm compliance report each time we visit the property.

We also offer a 10% discount to property owners with five or more properties (*listed on our ACP*).

Annual Compliance Program	\$77
Annual Compliance Program	\$110 (upgraded properties)
Single Service	\$44
Single Service	\$60 (upgraded properties)

POOL SAFETY CERTIFICATES

Quickcheck provides Pool Safety Inspections and Certificates. Since 2010, the Queensland Government's pool safety laws require owners of rental properties with swimming pools to maintain a Pool Safety Certificate.

Unlike most other Pool Safety Inspectors, we have an **open licence**, which means we are also able to undertake repairs/adjustments to pool barriers.

Pool Safety Inspection	\$160
Photographic Report	\$55
Pool Barrier Repairs	\$75p/h

BLIND CORD COMPLIANCE

Laws concerning the installation and supply of window coverings came into effect in January 2015. Whilst these laws only concern the supply of new window furnishings and are not retrospective, lessors have a duty of care to tenants and must ensure the property is safe to live in. Lessors are responsible for ensuring that corded window furnishings meet with the mandatory safety standards.

Blind Cord Compliance \$77

WATER METER READINGS

Quickcheck's helpful team provide a water meter reading service for our clients. We understand that digging around in the dirt to obtain a water meter reading is not a property manager's favourite job. The Residential Tenancies Act (RTA) allow owners of water compliant rental properties to charge for all water usage.

Water Meter Read	Free (ACP whilst attending)
Water Meter Read	\$16.50 (ACP meter reading only)

SAFETY SWITCH TESTING

Quickcheck's safety switch tests are conducted by licensed electricians who generate a fault (*not just press a test button*) to ensure the safety switch will trip within the required time. All rental properties in Queensland are required to have safety switches fitted. Safety switches need to be maintained and tested regularly to ensure that they will work to save a life if an electrical fault occurs.

Safety Switch Test	Free (ACP once per year)
Safety Switch Report	\$44
Safety Switch Replacement	\$92.50

LIGHT BULB REPLACEMENT

The Residential Tenancies Act requires all light bulbs to be working at the time of a new lease. It is also a requirement that tenants replace broken or blown light bulbs during their tenancy. However, due to various circumstances tenants are often unable to replace light bulbs.

Light Bulb Replacement \$25 + bulbs

MAINTENANCE ELECTRICAL

Quickcheck's team of licensed electricians provide domestic electrical maintenance services. We provide professional and efficient services at competitive prices. Our services include:

- Replacement of power points, switches, fittings, ceiling fans, safety switches, stoves, cook-tops, rangehoods & more!
- Fault find/repair, switch board upgrades & re-wires.

We supply a range of quality fittings & will also install fittings supplied by property owners.

Maintenance Electrical \$37.50 per ½ hr

CONTACT US

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Properties listed on our Annual Compliance Program receive a 10% off our other service fees!