

NEW SMOKE ALARM LAWS

Since January 2022, for properties being sold, leased or an existing lease renewed, the new legislation requires owners of 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 that complies 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).

SMOKE ALARM MAINTENANCE

The Queensland Smoke Alarm Legislation also requires property owners to ensure:

- ✓ 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 batteries are replaced, if required
- ✓ 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.

ANNUAL COMPLIANCE PROGRAM (Rental Properties)

Our Annual Compliance Program represents exceptional value for money and provides our clients with the services they need as well as great list of benefits.

An affordable yearly membership fee entitles our clients to:

- ✓ A detailed compliance report for every service.
- ✓ Unlimited smoke alarm compliance and maintenance services.
- ✓ Free replacement of faulty or expired smoke alarms (at properties that haven't been upgraded to new standards). *See our website for conditions
- ✓ Free battery replacements.
- ✓ Free safety switch test (once per year).
- ✓ Free water meter readings for new tenancies (at property manager's request).

Quickcheck offers a 10% discount to property owners with five or more properties on our Annual Compliance Program!

SMOKE ALARM UPGRADES

Quickcheck specialises in smoke alarm upgrades! We will ensure that your property meets with the new smoke alarm requirements. As a locally based electrical contractor, our upgrade price is lower than our larger competitors and is tax deductible for rental property owners. For \$150 per smoke alarm required, we will install the correct number and type of smoke alarms required for compliance.

This includes:

- ✓ The installation of quality RED photoelectric smoke alarms (AS3786:2014) with a 10 year warranty.
- ✓ The replacement of existing 240 volt and installation of wireless smoke alarms in all other locations.
- ✓ The interconnection of all smoke alarms.
- ✓ Install a wireless, wall mounted Smoke Alarm Controller so that occupants can instantly deal with false alarms.
- ✓ All materials and labour.
- ✓ A separate smoke alarm circuit with a quality safety switch where possible.
- ✓ A smoke alarm compliance report and electrical compliance certificate.
- ✓ Free "instruction sheets" and on-site training for occupants.
- ✓ One year's free membership on our Annual Compliance Program (for rental properties, valid from date of upgrade).

Annual Compliance Program	\$88
Annual Compliance Program UPGRADED PROPERTIES	\$119
Single Service	\$66
Smoke Alarm Upgrade (per smoke alarm required)	\$150

ELECTRICAL MAINTENANCE

Quickcheck's team of licensed electricians provide domestic electrical maintenance services. We provide professional services at competitive prices. We specialise in the small "maintenance" jobs that other electricians avoid! Our services include: replacement of power points, switches, fittings, ceiling fans, safety switches, stoves, cooktops, rangehoods & more! We supply a range of quality fittings.

Maintenance Electrical

\$38.50 per ½ hr

SAFETY SWITCH TESTING

Quickcheck's safety switch tests are conducted by licensed electricians who 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 properties 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

\$27.50 + bulbs

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
Water Meter Read

FREE (ACP whilst attending)
\$16.50 (for meter reading only)

BLIND CORD COMPLIANCE

Quickcheck provides a blind cord compliance service. 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

\$88

Properties listed on our Annual Compliance Program receive a 10% discount off our electrical and blind cord service fees!