

LANDLORD INSTRUCTION FORM REGARDING SMOKE ALARMS

Our annual smoke alarm service is about to begin shortly, for the landlords that wish to take up the service please complete the form below and return to Harcourts Tecoma. The maintenance service ensures both your investment and your tenants are appropriately protected in the catastrophic event of fire at your investment property. **As we have not previously received an authority from you regarding the service, we are currently updating your instructions and request your prompt attention to this form.**

The REIV and Building Commission have identified it is the **landlords responsibility to maintain smoke alarms** in residential rental properties. By law, every house must have smoke alarms fitted in accordance with the Building Regulations and every smoke alarm must have its battery replaced and be correctly cleaned and tested at least once a year. In addition, smoke alarms **must be replaced every ten years** as identified by expiry dates on the unit.

To ensure your investment is properly protected, we have employed Smarthouse Fire Solutions to conduct the **annual** smoke alarm maintenance service. As part of the service they will confirm alarms are appropriately located (and relocate battery alarms if needed and where possible), replace batteries, clean and test alarms and replace expired/faulty alarms. (Please note, a low percentage of properties may require replacement or additional alarms during the initial service to make properties comply with current guidelines.)

It is highly recommend for you to participate in this service to assist with your landlord insurances and duty of care.

Financial investment:

- **\$99.00 incl GST. This includes unlimited call outs to the property, battery replacement in every smoke alarm, locational positioning of all alarms in accordance with regulations and inspection of every smoke alarm per dwelling.**

Harcourts Essential does not receive any financial remuneration in relation to this service.

- The fee also includes **UNLIMITED** replacement of **both mains powered and battery operated alarms when and where needed in accordance with building regulations. A certificate of electrical safety will be issued for any mains powered alarm replacement.**

If you elect not to be part of this service, you acknowledge that as the landlord you are responsible for ensuring smoke alarms are correctly located, smoke alarms are in correct working order and that you will maintain the smoke alarm(s) on an annual basis in accordance with all relevant regulations and manufacturer specifications, including appropriate testing of the smoke alarms. Harcourts Tecoma will in no way be held responsible for the maintenance of smoke alarms in your rental property (s) and will have no responsibility associated with or for, any claims associated with smoke alarms in your investment property/s. If you elect NO, it is your responsibility to provide this office with appropriate documentation annually stating when alarms have been maintained, by whom and what has been done during the service.

Property Address: _____
Landlord(s) Name (please print): _____
Landlord Signature(s): _____
<u>YES – please include the property address listed above in the annual smoke alarm program</u> <input type="checkbox"/>
NO – Do not include the property address listed above in the annual smoke alarm maintenance program. I/WE acknowledge I/WE as the landlord will take full responsibility for the annual maintenance of the smoke alarms within this property <input type="checkbox"/>

THIS SERVICE IS DUE TO START SOON - Please fill out and sign the above authority and return to this office

RETURN TO: Harcourts Essential

6/1569 Burwood Hwy,

Tecoma VIC 3160

Or

EMAIL: rentals.tecoma@harcourts.com.au

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