

SAFETY WATCH AUSTRALIA

SINGLE VISIT INSPECTION REPORT



Landlord Responsibilities

The responsible person for a rental property being the Landlord and/ or their appointed agent may be exposed to penalties and/or terms of imprisonment for failure to comply with their legislative obligations. The responsible person should seek out and engage a suitably qualified or competent service provider when either selling or renting.

FAILURE TO COMPLY

“Failure to comply with Qld state government legislative obligations and all relevant standards and codes and your Duty of Care may/would expose a landlord and/or their managing agent to significant liability exposure and compromise insurances”



Single Service Inspections

This single visit inspection will include inspecting Smoke Alarms & Safety Switches for compliance for Sale or Purchase contracts, * Break Lease or a one-off compliance inspection to ensure the property complies with the BCA and QFRSA.

*Break lease inspection invoices are the responsibility of the tenant breaking their lease as it forms part of the letting costs.

Section 185(3) of the Residential Tenancies and Rooming Accommodation Act provides that while the tenancy is continuing, the Landlord:

- (a) must maintain the premises in a way that the premises remain fit for the tenant to live in; and
- (b) must maintain the premises and inclusions in good repair; &
- (c) must ensure any law dealing with issues about the health or safety of persons using or entering the premises is complied with.

Legislation explained for compliance requirements

The renting of residential property is bound in law by both specific and general obligations that must be discharged. When dealing with issues of compliance a Landlord must consider all relevant legislative Acts, Standards and Codes to ensure compliance is obtained and maintained. As a minimum, a Landlord must attend to their obligations prior to and/or during any period of tenancy for the Smoke Alarms, Safety Switches, Corded Window Furnishings and Pool Barriers [*if a pool or spa form part of the lease*].

Prior to tenancy start or sale

“A Landlord/agent is to ensure a rental property is inspected within a 30 day period prior to the commencement of a tenancy regardless of whether the current tenant moves out”

Sales agents are to ensure the property has compliant smoke alarms and a working safety switch before signing a sale or purchase contract.



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“LET’S GET STARTED”

Working Together



Authority to complete: Please indicate your acceptance by placing a tick in the appropriate box below and completing the required information and return the form to your agency or direct to SWA. **NOTE: AN INVOICE WILL BE RAISED AND SENT TO YOU AND PAYMENT IS REQUIRED PRIOR TO SERVICES BEING PROVIDED. THANK YOU.**

Single Visit Inspection \$65.00

Property Sale:

Break Lease:

One off inspection:

Note: a single service does not provide ongoing compliance coverage [only under Ultimate and Smart Choice packages]

Declaration: I/We authorise SWA to complete a single visit inspection for Smoke Alarms & Safety Switches to the property at my own expense.

Please Note: Should SWA be instructed to return to a property to complete further works, a return service fee of \$45.00 incl GST **may** be included in a supplied quote. You will be provided a detailed quote if any further work needs to be completed to ensure the property is made compliant. SWA only install [if required] trade-quality photoelectric Smoke Alarms with **5 year parts warranty**. [9v smoke alarms are \$55.00 installed and 240v smoke alarms are \$195.00 new install & \$155.00 replace]. Please provide instructions to SWA prior to inspection relating to products.

Print Name

Signature

Date:

Email:

Address of property to be inspected

Suburb

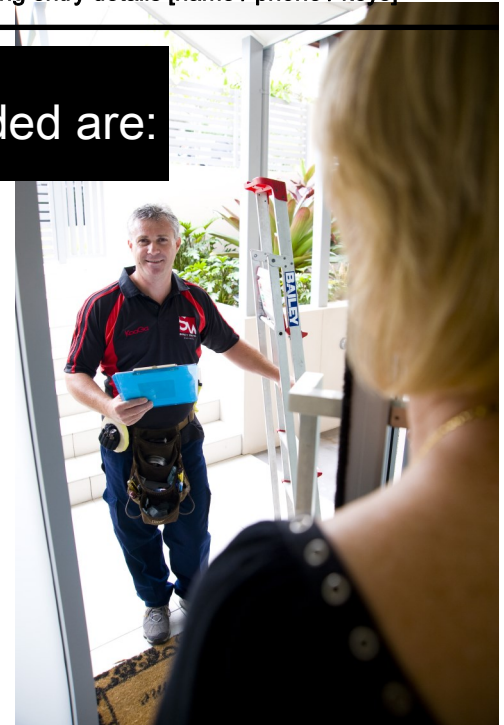
Post Code

Gaining entry details [name / phone / keys]

Products included and the Services provided are:

1. Determine Smoke Alarm Compliance in accordance with the QFRSA & Smoke Alarm Australian Standard AS 3786 and the BCA.
2. Record the number of smoke alarms present in the dwelling, their type, location & expiry dates.
3. Manually test, clean and carry out maintenance on all smoke alarms.
4. Replace 9 volt batteries for free.
5. Check for presence of an approved safety switch & check function of Manual test button on all Electrical safety switches, record number of switches and location and advise if the fridge outlet is covered by the safety switch as per Electrical Safety Act 2002.
6. Full record of assessment and testing provided and further Risk Management recommendations and quotes if necessary.

© Safety Watch Australia Pty Ltd Prices, services and products are subject to change.



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