



One  
Company  
Many  
Services

Keeping families  
and homes safe

LANDLORD INFORMATION - QUEENSLAND

SMOKE ALARM  
SAFETY SWITCH  
CORDED WINDOW  
POOL BARRIER

*Working together to protect your investment*



## Legislation explained

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 (but not limited to) a Landlord must attend to his or her obligations surrounding Smoke Alarms, Safety Switches, Electrical Safety, Corded Window Furnishings and Pool Barriers prior to and/or during any period of tenancy.

For further specific and in depth information about these obligations, please visit [www.safetywatch.com.au](http://www.safetywatch.com.au).

## Landlord responsibilities

The “Responsible Person” (RP) 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 his or her legislative obligations. The RP must seek out and engage a suitably qualified or competent service provider.

## Weighing up the risks

Due to liability risk and the complexities surrounding compliance it is recommended by insurers and legal commentators that Landlords should not consider doing this themselves; in this instance it is recommended the Landlord contact their insurer for further advice.



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

P 07 3890 7286 F 07 3395 8615 E [info@safetywatch.com.au](mailto:info@safetywatch.com.au)

Now that's the Ultimate Smart Choice

## Total Peace of Mind

You can now bundle all your compliance obligations together for total peace of mind and receive fantastic benefits like FREE smoke alarm replacements within either of our discounted package deal rates.

FREE  
SMOKE  
ALARMS

*"Making the right choice"*

## Landlords/Owners

At Safety Watch Australia we understand our clients individual compliance needs by offering a choice of packages and services that best suits your property.

### The "Ultimate" Package \$129.00 pa

Want to receive unlimited compliance inspections for Smoke Alarms, Safety Switches and Corded Window furnishings? Under this package you will also receive **FREE**: \*smoke alarms, batteries, cleats, chain safes, warning tags tenancy risk maintenance program and information poster.

OR

### The "Smart Choice" Package \$99.00 pa

Want to receive unlimited compliance inspections for Smoke Alarms and Safety Switches? Under this package you will also receive **FREE**: \*smoke alarms, batteries, tenancy risk maintenance program and information poster. *[Corded window not included in this package].*

*An invoice will be raised to initiate these packages. Services provided only to fully paid clients.*



**Want More?**  
**Do you have a pool or spa?**  
Sign up to either SWA Package and receive  
10% off your Pool Barrier inspection!

## Other services

*(Single visit services only)*

**\$65.00** – Single visit

**\$110.00** – Corded Window  
Furnishings inspection

**\$220.00** – Standard pool barrier  
inspection

**\$132.00** – Pool barrier  
re-inspection

*Protect your  
investment*

FREE  
SMOKE  
ALARMS

\*Included in the Ultimate and Smart Choice packages is the \* free replacement of smoke alarms required to meet the minimum placement that expire or become faulty after 31 Dec 2012. Damaged, additional or missing smoke alarms required for compliance are not included.

**SW**  
**SAFETY WATCH**  
AUSTRALIA



## Yes, let's get started

Yes, I would like a professional SWA technician to attend my property within 30 days prior to every tenancy or lease change in the forth-coming year in order to attain and maintain, Smoke alarm, Safety Switch and Corded Window Compliance [when appl] in accordance with all relevant Acts, Standards & Codes. A comprehensive compliance report listing all assets and undertakings will be provided after each visit.

Yes, I understand that a break lease does not form part of this package and the tenant will be responsible for the smoke alarm inspection at their own cost of \$65.00 which forms part of the reletting fees charged by the agency. I will ensure the property manager is aware of this instruction.

## Choose the package you want

**No 1: The "Ultimate" Package valued at \$129.00 pa** [Includes Corded Window inspection]

**OR**

**No 2: The "Smart Choice" Package valued at \$99.00 pa** [doesn't include Corded Window inspection]

Yes, I would like free\* replacement smoke alarms for those smoke alarms that expire or become faulty after 31 December 2012. I understand that any smoke alarms that need to be installed are at my own cost.

Yes, I would like free installation of Cord/Chain Safes, Cleats and Warning Tags to ensure window furnishings are made compliant to current ACCC standards.

Yes, I agree to make payment up front and understand that an invoice will be raised and payment is due immediately prior to any services or products being supplied under any SWA Package. A renewal invoice will be sent one month prior on the 1st day of the month to ensure the property maintains compliance. Eg: if signed up to SWA on the 7th day of a month, your renewal will be due 12 months from that date but from the 1st day of that month.

Yes, I agree to the services and products supplied by SWA under the terms of the SWA Package to my rental property on an ongoing basis at my own expense. The Property Manager will provide SWA with a strict spend limit should any additional works/products be required to ensure compliance.

Yes, I would like free\* replacement smoke alarms for those smoke alarms that expire or become faulty after 31 December 2012. I understand that any smoke alarms that need to be installed are at my own cost.

Yes, I agree to make payment up front and understand that an invoice will be raised and payment is due immediately prior to any services or products being supplied under any SWA Package. A renewal invoice will be sent one month prior on the 1st day of the month to ensure the property maintains compliance. Eg: if signed up to SWA on the 7th day of a month, your renewal will be due 12 months from that date but from the 1st day of that month.

Yes, I agree to the services and products supplied by SWA under the terms of the SWA Package to my rental property on an ongoing basis at my own expense. The Property Manager will provide SWA with a strict spend limit should any additional works/products be required to ensure compliance.

## Your contact details and authorisation

RENTAL ADDRESS	DATE			
LANDLORDS NAME	SIGNATURE	MOBILE		
EMAIL	POSTAL ADDRESS			
LEASE START DATE	LEASE END DATE			
PREFERRED METHOD OF PAYMENT (Please circle)	PAYPAL	DIRECT DEBIT	CHEQUE	RENTAL AGENCY TO PAY

### Other services:

- \$65.00 Single inspection smoke alarm & safety switch visit only. All products [except 9v batteries] are at the owners expense.
- \$110.00 Corded Window inspection only. All cleats, chain safes and warning tags are free.
- \$220.00 Standard Pool inspection only. Reinspection is \$132.00 if pool requires a reinspect due to non conforming issues. If the barrier exceeds the limits of a standard pool the owner/property manager will be notified from site. All rectification work is at the owners expense.

## No, I / we opt out and indemnify

I/we opt out of any SWA service for compliance and indemnify as follows:

I/we understand that we will need to maintain the rental property's smoke alarms within 30 days prior to each lease renewal and lease change and will be required to cover the cost for new smoke alarms and provide the rental agency with a written report prior to each lease commencing noting that we understand and comply with the QFRSA and BCA requirements.

I/we understand that we will need to maintain the rental property/s safety switch, corded window furnishings and pool barrier [if appl] to ensure it remains electrically safe, up to ACCC standards and in line with the Pool Safety Council regulations.

### Acknowledgement, Release and Indemnity

I/we do not accept the management procedures in relation to Safety Devices and

hereby accept responsibility to manage all obligations and responsibilities relating to these Safety Devices at my/our expense and risk at my/our rental property.

I/we acknowledge that my/our failure to comply with Smoke Alarm, Safety Switch, Corded Window and Pool Barrier [if appl] laws may expose me/us to penalty or liability including claims from tenants or invitees at my rental property, for loss or property or personal injury should an incident or accident occur.

I/we accept full responsibility for the welfare of the tenants, their property and their invitees and hereby release the agency from all loss and damage for any claim.

I/we indemnify and keep indemnified the agency, its directors, employees from and against any loss damage that they may incur or sustain arising from or in connection with my/our failure to comply with Smoke Alarm, Safety Switch, Corded Window or Pool Barrier [if appl] laws.

LANDLORDS NAME	LANDLORDS SIGNATURE	DATE
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\*All smoke alarms have an expiry life of 10 years or more and they sometimes become faulty before they expire. Under the SWA packages, any smoke alarm that expires or becomes faulty after 31 December 2012 will be replaced for free. (Damaged, additional or missing smoke alarms required for compliance are not included in this offer.)