

# Smoke Alarm Instruction Form

## PROPERTY DETAILS

Property address: \_\_\_\_\_

Please indicate your smoke alarm instructions by ticking one of the boxes below.

I/We, the owner of the above mentioned property provide the following instruction to our Managing Agent.  
(Please tick required option below)

I/We would like to appoint *North Queensland Smoke Alarms* to carry out the required cleaning and testing of the alarms. Please refer to information sheet on following pages.

I/We would like to appoint *Advanced Smoke Alarms* to carry out the required cleaning and testing of the alarms. Please refer to information sheet on following pages.

I/We wish to use our own preferred Contractors and understand if they do not meet the Explore Property's risk policy requirements that the Explore Property will not be able to appoint the Contractor direct. **Please provide details of your preferred Contractor (not recommended by agency.)**

\_\_\_\_\_

I/We will carry out the cleaning and testing of the alarms as required and will advise the Agency in writing each time the task is carried out. I/We understand that a minimum of 24 hours' notice in writing will be required to be given to the tenant each time we enter to carry out the cleaning and testing requirements. I/We note there are specific requirements set out in the legislation in relation to cleaning and testing of alarms.

The legislation which governs these requirements is the *Fire and Emergency Services Act 1997 (Qld)* and *new legislation as set out in the Fire and Emergency Service (domestic smoke alarms) Amendment Act 2016*. For more information visit [www.fire.qld.gov.au](http://www.fire.qld.gov.au)

## SIGNATURES

.....  
Lessor/s Name

.....  
Signature

Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

.....  
Lessor/s Name

.....  
Signature

Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

# North Queensland Smoke Alarms

NQSA Saves lives

NQSA was established in Townsville early 2012. We are a small local business, which ***will help you*** as a landlord to comply with the smoke alarm regulations, with professional, quick and reliable service. ***Attitude***, my team all have a genuine interest in contributing to fire safety and saving lives, for us this is not a job, it's a passion.

***Some of the benefits of working with North Queensland Smoke Alarms include:***

- Fast, efficient and reliable service
- *Guaranteed no more to pay annual fee\**
- Pride in the quality of workmanship
- No delays
- Nobody running you around
- No excuses

***The annual fee*** with a *guarantee of no more to pay* \* in the twelve months from the invoice date [wilful damage or removal by tenant is not included]

House or unit with 9-volt alarms \$99.00

House or unit with 240-volt alarms \$110.00

***Single visit***, for just \$49.50 we provide a compliance report on the day of service and up to four batteries. Should any alarms need to be replaced a price list is detailed below.

Battery \$5.00

9-volt photoelectric smoke alarm \$33.00

240-volt Clipsal photoelectric smoke alarm [755PSMA4] \$49.50

Electrical contractors fee \$93.50 per hour [when required]

My all-inclusive fee, which is around \$2.00 per week, offers peace of mind and gives you the knowledge that your property is being maintained, by somebody who knows about the laws and cares about the reason for the laws.

Paul Staneke  
0498 498 433

**LOCALS HELPING LOCALS**

[paul@ngsa.com.au](mailto:paul@ngsa.com.au)



\*Excludes upgraded properties

\*Only for properties compliant on initial visit

\*This fee covers only alarms required for compliance

\*Geographical boundary: North to Saunders Beach, south to Nome and Oak Valley and west to Alice River. Outside of this boundary is charged at an hourly rate of \$49.50 plus alarms and electrician if required

# Advanced Smoke Alarms - Maintenance Plan

## Base Annual Maintenance Plan - \$82.50/Yr inc GST

This plan ensures legislatively compliant Smoke alarms are installed and in the correct locations plus all required service is performed to meet requirements. Includes the following benefits:

- o Unlimited call outs per year
- o Unlimited Alkaline battery replacements
- o Safety Compliance Report
- o Cleaning, inspection and testing annually or for each change in tenancy
- o No Hidden Costs
- o This plan is not available to properties configured to 2022 legislative requirements

## 2022 Compliance Plan - \$109/Yr Inc GST

NEW Queensland compliance standards are required for:

- o Newly built or significantly renovated properties from January 2017
- o All rental properties by January 2022
- o All domestic dwellings by January 2027

This plan is the minimum required for properties in line with the new legislative standard and includes the following benefits to ensure compliance:

- o Unlimited call outs for smoke alarm compliance
- o Verification that all smoke alarms required for compliance meet legislative requirements
- o Cleaning, inspection and testing of smoke alarms for each change in tenancy
- o 5 year warranty on all smoke alarms installed or replaced by Advanced Smoke Alarms
- o Replacement of or installation of new smoke alarms charged per 2022 Compliance Pricing (see below)
- o Safety Compliance Report

## Once off Inspection - \$55/Visit

Charges determined for each call and dependant on service and parts required. Ideal for meeting house sale legal smoke alarm requirements or for the owner/occupier to have their smoke alarms cleaned, tested, batteries changed and confirmed to be within their service life - did you know that smoke alarms have an expiry?

- o \$55 Call out fee
- o Cleaning and inspection of all smoke alarms
- o Professional advice
- o Re-positioning of battery powered smoke alarms to minimise false alarms or improve smoke detection
- o Safety Compliance Report
- o Replacement or installation of new smoke alarms per the Pricing Schedule (see below)

Why Choose Advanced Smoke Alarms?

- o Competitive prices - why should you or your customers pay more?
- o We have a high customer service standard
- o Customised service
- o Professional advice
- o Thorough inspections
- o Extensive initial assessment of properties including photos of faulty or expired smoke alarms when possible
- o Customised reporting available
- o Modern software management for precise tracking of all our clients
- o Up to date software backup and storage to keep our records safe and secure
- o Reliable and efficient

Advanced Smoke Alarms

[www.advancedsmokealarms.com](http://www.advancedsmokealarms.com)

Email - [admin@advancedsmokealarms.com](mailto:admin@advancedsmokealarms.com)

Phone - 07 4795 7418

Mobile - 0419929113

# Property Confirmation of Completion of Smoke Alarm Service by Landlord

## PROPERTY DETAILS

Property address: \_\_\_\_\_

Location	Make/Brand	Type of Alarm	Hard wired/ Battery	Expiry Date
Tested/Cleaned	Pass/Fail	Battery Replaced	Comments	

Smoke Alarms Serviced/Tested by: .....

Signature: .....

Date Serviced: \_\_\_\_ / \_\_\_\_ / \_\_\_\_