

# SMOKE ALARM, SAFETY SWITCH & POOL AGREEMENT

PROPERTY ADDRESS

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LESSOR NAME

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TENANT NAME

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## SMOKE ALARMS

To comply with Queensland Fire and Rescue Services Legislation the following are responsibilities of the Tenant during the Tenancy:

1. The Tenant/s will notify the Agent when a smoke alarm has failed or is about to fail, other than because the battery is flat or almost flat.
2. The Tenant/s will not remove, dispose of, or otherwise tamper with to cease its effectiveness, the smoke alarms installed at the premises unless it is to clean or change the battery.
3. The Tenant/s will ensure that all exits from the property are maintained as clearways so they can be safely and effectively used for escape in the event of a fire.
4. The Tenant/s agree to arrange for the cleaning and testing of each smoke alarm in the dwelling at least once every 12 months where the Fixed Term Tenancy is 12 months or longer or a Periodic Tenancy.
5. The Tenant/s agree to arrange for the replacement of each battery that is spent or nearly spent during the Tenancy in accordance with the Information Statement (RTA Form 17a).

Our Agency can supply a list of preferred Contractors who can carry out the work for you at your expense. If arranging your own Contractor ensure they are qualified and hold current Public Liability Insurance cover.

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## SAFETY SWITCH FOR POWER CIRCUIT

The Tenant/s agree to test the Safety Switch if installed for the Power Circuit on the Power Board every 3 months. Instructions and information details:

### What is a safety switch?

Safety switches are an insurance against electric shock and are designed to prevent injury or death. They monitor the flow of electricity through a circuit. They automatically shut off the electricity supply when current is detected leaking from faulty switches, wiring or electrical appliances. This stops the chance of current flowing to earth, through a person, electrocuting them.

Installing a safety switch is an inexpensive safety measure that protects everyone.

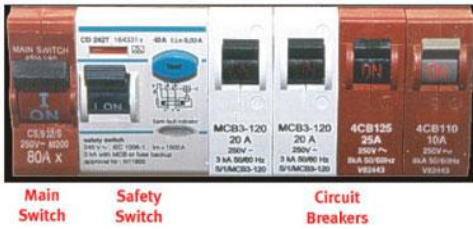
### Are safety switches failsafe?

Nothing is failsafe. Safety switches should be regularly checked. Just like a smoke alarm or other safety device, if it is not working properly, it cannot protect.

It is also important to make sure electrical appliances, electrical wiring, extension leads and other electrical equipment are regularly checked and kept in good working order.

### How do I know if a safety switch is installed?

Check by looking at the switchboard for a TEST/RESET button. That tells you if there is a safety switch installed. When you open the switchboard you should see something like this:



**Typical switchboard** – this shows the main switch, safety switch with test button, and four circuit breakers. All homes have circuit breakers or fuses. These are designed to protect the wiring and appliances within the premises. Only safety switches are designed to protect people.

**Why did it ‘trip’?**

- If a safety switch turns off the power, it may be that a resident could be using a faulty appliance or the electrical wiring may have become faulty.
- Reset the safety switch. If it trips again, unplug the last appliance used. If everything works okay, take that appliance to a licensed electrical Contractor to be checked.
- If the safety switch keeps tripping, disconnect all appliances and plug them in, one at a time, until the faulty one is located. **Avoid touching appliances while carrying out this process.**
- Contact your Property Manager to report an issue.

**POOL SAFETY LAWS AND TENANT RESPONSIBILITIES**

If the Property has an existing pool and / or spa, the Tenant is responsible to ensure the pool gate is not kept open and there are no objects to allow children to access the pool.

If the Tenant buys or acquires a pool and, or, spa, by any other means, the Tenant is responsible to ensure the pool and/or spa complies with current Pool Safety Legislation. As the owner of the pool, the Tenant is responsible for obtaining a Pool Safety Certificate. Approval from the Lessor must be sought before installing an above ground pool and/or spa and pool fencing.

If the portable pool or spa holds more than 300 millimetres of water, has a volume of more than 2000 litres of water or has a filtration system, the Pool Safety Laws apply. However, if the portable pool is disassembled and does not hold more than 300 millimetres of water, it does not need to comply with the Pool Safety Standard until it is assembled and filled with more than 300 millimetres of water.

Regardless of who the owner of the pool is, the gate or door to the pool must be closed including not propped open when not in use.

By completing this confirmation the Tenant/s acknowledge having received the documents and items detailed above on or before the commencement of the Tenancy Agreement and acknowledge the responsibilities as Tenant.

**TENANT NAME**

.....  
**Signature** **Date**

**TENANT NAME**

.....  
**Signature** **Date**

**AGENCY NAME** **Astras Prestige Property**

.....  
**Signature** **Date**