

The owner:

C/- Bluestone Property Management

Property Address:

5/235 Lacey Rd, Bald Hills QLD 4036

Date of Inspection:
29/04/21 @ 01:40 PM

SWA Rep:
Sarah Mulholland

Property ID:
36599



COMPLIANCE SUMMARY

THIS PROPERTY HAS 0 NON-COMPLIANT REPORT(S)

Smoke Alarms: Compliant (4)
Poster Location: Pantry
Safety Switch: Compliant (3)
Corded Furnishings: Referred (0)

Product/Service	Price	QTY	Subtotal
SWA Electrical visit			
	\$0.00	1	\$0.00
2022 UPGRADED & 2022 COMPLIANT			
Installation of a new Cavius 240v Photoelectric Smoke Alarm with 10 year warranty	\$185.00	2	\$370.00
Installation of a new Cavius 9v RF Photoelectric Smoke Alarm with 10 year warranty	\$185.00	2	\$370.00
Discount	\$0.00	4	-\$140.00
TOTAL			\$600.00

Total **\$600.00**

Pay by

Invoice Number
SWA166513

Invoice Issued
April 29, 2021

Safety Watch Australia
PO Box 735
Bulimba QLD 4171

ABN: 61 425 920 919 (SWA)
W www.safetywatch.com.au
P 07 3899 8948
F 07 3902 0826
E info@safetywatch.com.au

Payment Options

Direct Debit
Bank Bank of Queensland
Acc Name Safety Watch Australia Pty Ltd
BSB 124 198
Acct No 216 236 81

Cheque
Name Safety Watch Australia Pty Ltd
Address PO Box 735, Bulimba QLD 4171

PayPal



*IMPORTANT INFORMATION ABOUT THIS PROPERTY ASSESSMENT

Every Landlord, renting their property for tenants to live in, must take all reasonable steps to avoid the risk of foreseeable injury or death. This broad common law duty of care is accompanied by a number of statutory duties set by Commonwealth and State Authorities legislation prescribing a minimum standard of achievement for certain specific items which we will identify for you in our reports. However, the particular circumstances of your case may require something more than these to ensure that risks identified by us do not result in liability and expense for failing to take appropriate precautions in all the circumstances. SWA packages and inclusions refer to the current legislation and should this legislation be amended or upgraded, SWA reserve the right to adjust their services and pricing accordingly.

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COMPLIANCE CERTIFICATE: COMPLIANT*



Property meets the minimum deemed to satisfy provisions in accordance with BCA 3.7.2.3 and/or E2.2a(c)(i). Smoke alarm compliance is not limited to minimum standards*

Property Assets List

Type	Level	Location	Details	Expiry	Category
240v Lithium Photoelectric	1	Front Entry		2031	RMP
240v Lithium Photoelectric	1	Loungeroom		2031	RMP
9v Lithium Photoelectric	1	Bedroom - 1		2031	RMP
9v Lithium Photoelectric	1	Bedroom - 2		2031	RMP
Informational Poster	1	Pantry			

Whilst on site the following was completed/noted:

Replaced the existing 240v Ionization [M] smoke alarm with a 240v Lithium Photoelectric smoke alarm in the Front Entry (level 1) because of the following reasons: As per requested works or quote
Replaced the existing 240v Ionization [M] smoke alarm with a 240v Lithium Photoelectric smoke alarm in the Loungeroom (level 1) because of the following reasons: As per requested works or quote
Installed a 9v Lithium Photoelectric [M] smoke alarm in the Bedroom - 1 (level 1) because of the following reasons: As per requested works or quote

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CATEGORY KEY

RMP = smoke alarms are required for minimum placement for compliance

AMP = smoke alarm is required for compliance above minimum placement

SMP = smoke alarms are surplus to minimum placement

***IMPORTANT COMPLIANCE NOTATION AND DISCLAIMER**

All supplied material evidence is based on the information at hand whilst onsite within a domestic application for class "1a or 2" building and in most instances Safety Watch Australia (SWA) are not supplied information regarding the age of the property and are assessed within the understandings and intent of current legislative Smoke Alarm provisions. All properties built after 1st July 1997 must have 240v Smoke Alarms connected to the mains electrical supply and be interconnected as of 1 May 2014 in order to comply with current legislation. Should you be aware or become aware your property was built after 1st July 1997 and you are in receipt of a report stating your property is Smoke Alarm "COMPLIANT" and there are 9v battery operated Smoke Alarms listed at your property with the symbol (M) beside it, in this circumstance the 9v alarms have been marked as (M) for the minimum placement and "MUST" be changed to 240v Alarms. Also, if your property was built after 1 May 2014 and you are aware or become aware the listed existing minimum placement of Smoke Alarms (M) contained within the report are not interconnected this "MUST" be rectified. Please contact your Property Manager or SWA should either of these circumstances exist to discuss rectification [if applicable] to ensure compliance is correctly obtained.

***IMPORTANT: This property has been assessed IAW:**

A] minimum standards for placement of Smoke Alarms IAW: QFESA, BCA 3.7.2.3 IAW figure 3.7.2.1 Diagram (a) and figure 3.7.2.2 and / or E2.2(c)(1) and AS3786.

B] other relevant compliance measures including but limited to: Professional Duty of Care regarding the correct placement of Smoke Alarms IAW - BCA and its relevant Explanatory Criteria, relevant sections & sub sections AS1670.6 & Common Law regarding foreseeable risk & the RTRA.

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COMPLIANCE CERTIFICATE: **COMPLIANT***



An approved Safety switch was located at this property that complies with the electrical safety regulations ACT (QLD) 2002. Quoted prices are correct at the time of issue based on the limited amount of knowledge of the property. These could change when rectification work commences due to unforeseen circumstances

Property Assets List

Type	Level	Location	Quantity	Testing Outcome
Safety Switch	1	Garage	3	Passed

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TOTAL NUMBER
OF SAFETY
SWITCHES

3

SWITCH
BOARDS

1

*IMPORTANT COMPLIANCE NOTATION AND DISCLAIMER

The assessment may produce a report that identifies required works to be completed. Safety Watch Australia (SWA) assessments are based on the information at hand whilst onsite and in most instances are not supplied information regarding the age of the property. All properties built after the Jan 2000 must as a minimum must have an approved Safety Switch connected to both Power & lighting circuits to comply with current legislation. Should you be aware or become aware your property was built after this date and you are in receipt of a report stating your property is Safety Switch "COMPLIANT" and the report states the Safety Switch/s protects "POWER CIRCUITS ONLY"; please contact your Property Manager or SWA to discuss rectification. In this circumstance the lighting circuit/s "MUST" as a minimum (dependent upon the age of the property) be connected to an approved Safety Switch to ensure compliance is obtained.

IMPORTANT: The assessment may produce a report that identifies required works to be completed. All supplied material evidence is based on the information at hand whilst onsite and provided to the Landlord for their further consideration/action. The report has been provided based on relevant Safety Switch legislative obligations and risk exposure within a domestic application for class "1a or 2" building and are assessed within the understandings and intent of current legislative provisions regarding these mandatory safety devices to assist in complying with the Electrical Safety Act(Qld), Electrical Safety Regulations (Qld). The term "Compliance" in this circumstance relates to the satisfactory outcomes of the Manual Function Test of an approved Safety Switch & does not apply to the electrical wiring/installation unless completed by SWA.

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COMPLIANCE CERTIFICATE: REFERRED*



The property has been assessed for corded window furnishings in accordance with the ACCC Standard 2011 and complies with the standard

Property Assets List

Type CWF	No of CWF	No of compliant	No of non-compliant	Installed items
Furnishings	0	0	0	-
Cleats	0			0
Chains	0			0
Warning Labels	0			0

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*IMPORTANT COMPLIANCE NOTATION AND DISCLAIMER

Safety Watch Australia (SWA) assessments are based on the information at hand whilst onsite and in most instances are not supplied information regarding the installation of window coverings at the property. SWA will assess each window covering IAW with the ACCC standard of 2011 which was introduced as a standard to prevent young children from the risk of strangulation from looped cords and/or chains. Suppliers (and landlords) are obligated to ensure corded window coverings comply to these standards and failing to do so can result in severe penalties or possible law suits. This legislation came into effect 1 Jan 2015.

IMPORTANT: The assessment may produce a report that identifies required works to be completed. The information has been supplied and is based on the information at hand whilst onsite and provided to the Landlord for their further consideration/action. The report has been provided based on relevant ACCC standard guidelines obligations and risk exposure within a domestic application for class "1a or 2" building and are assessed within the understandings and intent of current regarding the mandatory requirements to assist in complying with the ACCC standard. The term "Compliance" in this circumstance relates to the corded window furnishings installed at the rental property and that were accessible at the time of the inspection. Corded Window furnishings that are behind large, heavy furniture, inside locked rooms with no access will not be inspected and reported on at this time.

CATEGORY KEY

CWF = corded window furnishings that have cords or chains to operate the furnishings