Smoke Alarm Solutions®
PROTECTING AUSTRALIANS

COMPLIANCE REPORT

Name & Address

Sonia Roberts,
c/- Image Property Sunshine Coast - Gaye Hind
OFFICE 4, 77 MOOLOOLABA ESPLANADE
MOOLOOLABA QLD 4557
AUSTRALIA

Report Number: WO-2322654

Client Reference: TAPI-35456

Inspection Address *(Address where smoke alarms were inspected)*: 12 Normandy Crescent, Aroona, QLD 4551

Building Class: Class 1a

Inspection Date: 7/02/2022

Inspected By: Liam Cecil

A tick in a box below indicates that on the Inspection Date and at the Inspection Address, the smoke alarms and smoke alarm installations were inspected and met the relevant requirements of the noted legislation.

A cross in a box below indicates that on the Inspection Date and at the Inspection Address, the smoke alarms and smoke alarm installations were inspected and did not meet the relevant requirements of the noted legislation.

Please note, lease renewal dates need to be considered as they impact your smoke alarm compliance. Please read the below carefully.

☑ **Compliance with Queensland Fire and Emergency Services Act 1990; Building Fire Safety Regulation 2008 and Electrical Safety Act 2002.**

SMOKE ALARMS

At this inspection, the following alarms were present or installed.

VOLTAGE	TYPE	EXPIRES	LOCATION	ROOM	LEVEL	SERVICE TYPE
10yr RF Interconn	PE	31/10/2030	Hall			Present – Inspected and Serviced
10yr RF Interconn	PE	31/10/2030	Bedroom	1		Present – Inspected and Serviced
10yr RF Interconn	PE	31/10/2030	Bedroom	2		Present – Inspected and Serviced
10yr RF Interconn	PE	31/10/2030	Bedroom	3		Present – Inspected and Serviced

IMPORTANT NOTES

Build date means the date reasonably estimated by a Smoke Alarm Solutions technician to be the date on which the building at the Inspection Address was built.
Class 1a building means a single dwelling property being — (i) a detached house; or (ii) one or more attached dwellings, each being a building, separated by a fire-resisting wall, reasonably estimated by a Smoke Alarm Solutions technician as such.
Class 2 building means a property containing 2 or more sole-occupancy units each being a separate dwelling, reasonably estimated by a Smoke Alarm Solutions technician as such.
Queensland 2022 Legislation means the legislative requirements stipulated by the Queensland Fire and Emergency Services Act 1990; Building Fire Safety Regulation 2008; and the Electrical Safety Act 2002, effective 1st January 2022 for rental properties and related electrical work (if applicable). Considerations around compliance of the smoke alarms at the Inspection Address are the types of smoke alarms and smoke alarm installations, build dates, including dates of significant renovations, lease dates and building classes.
Lease refers to a new or existing lease renewal. These dates impact compliance in 2022.

This is not a building compliance certificate.

Smoke Alarm Solutions is not a building certifier. Building compliance certificates relate to compliance with building plans and approvals granted by local, state and federal governments under various Building Acts and related construction and renovation requirements. Building certificates, and other types of certificates relating to construction and renovation safety (including automated fire suppression systems), issued by building certifiers, or other safety officials, refer to different points in time and different regulations. A building certificate issued at the end of construction, for example, may certify compliance with a building approval. The building approval may have been granted prior to a change in standards or regulations for smoke alarms and the installation of smoke alarms. The approval or the building certificate, or other such certificates, may have been granted or issued during a grace period allowed by legislation to ensure the orderly implementation of a new standard or regulation. A building compliance certificate, or other construction or renovation safety certificate, does not necessarily mean that the smoke alarms and smoke alarm installations are compliant with the standards and regulations for smoke alarms and smoke alarm installations in force in the State or Territory where the Inspection Address is situated. Similarly, a report indicating that the smoke alarms or smoke alarm installations are not compliant does not necessarily mean that a building compliance certificate, or other such certificate, is not valid. Please check with your building certifier or other safety officials with regard to the compliance requirements for your building or property, and the relevant dates, and exemptions or exceptions you may be entitled to under their governing laws and regulations.

Qualified Compliance Report

In certain instances there may be legislation that is current and in force, but stipulates the introduction of new compliance requirements. These requirements may be phased in over time and the legislation may allow a grace period or periods to facilitate the introduction of the new compliance requirements. Owing to changes in legislation (including legislation other than the various Building Acts) subsequent to the Build Date certain smoke alarms and smoke alarm installations already installed may become not required for compliance, and certain new smoke alarms and smoke alarm installations may become required for compliance. If a smoke alarm or smoke alarm installation is not required for compliance the property owner may remove the smoke alarm. If you choose to leave a not required for compliance smoke alarm installed you must ensure the smoke alarm is functional in accordance with current legislation. Smoke Alarm Solutions: (i) may service smoke alarms or smoke alarm installations that are not required for compliance, if those smoke alarms or smoke alarm installations are not faulty and not expired; (ii) will remove smoke alarms and smoke alarm installations that are not required for compliance, if those smoke alarms or smoke alarm installations are faulty or are expired; and (iii) does not replace smoke alarms and smoke alarm installations that are not required for compliance, if those smoke alarms or smoke alarm installations are faulty or are expired, as part of your package. Replacing an expired or faulty not required for compliance smoke alarm with a new compliant smoke alarm does not constitute a so-called 'replacement' and separate charges apply.

This is a smoke alarm compliance certificate

This report certifies compliance or non-compliance of the abovementioned smoke alarms and smoke alarm installations at the abovementioned Inspection Address with the abovementioned legislative requirements for smoke alarms and smoke alarm installations for the Building Class building in force on the Inspection Date in the State or Territory where the abovementioned Inspection Address is situated. If an electrical contractor license number appears on the face hereof, this report also certifies that insofar as the relevant smoke alarm installations and smoke alarms are electrical installations or electrical equipment and their installation, removal, repair, inspection or testing are electrical work as defined in the relevant legislation, at the Inspection Address and on the Inspection Date: (i) such electrical installation, to the extent that it is affected by the electrical work, has been tested to ensure it is electrically safe and is in accordance with the requirements of the wiring rules and any other standard applying to the electrical installation under the Current Requirements; and (ii) such electrical equipment, to the extent it is affected by the electrical work, is electrically safe in terms of the Current Requirements. Smoke Alarm Solutions is not a building surveyor, and does not know the relevant date that a property was built or renovated. Smoke Alarm Solutions' trained technicians use reasonable efforts to estimate the Building Class and, if relevant, the Build date and is not aware of any substantial, or other, renovation. If applicable, it is the property owner or its agent’s responsibility to notify Smoke Alarm Solutions of the date when the property was built or substantially renovated and its classification.