

Name & Address

The Owner(s) c/-
Aura Property Sunshine Coast
8/1 Edwards Tce
Caloundra West
Queensland 4551

Client Work Order

44400

Reference

AP74546625_1652025

Property Address

11 Cowrie Lane Banya Queensland 4551

Inspected By

Troy Kalz

Inspection Date

21 May 2025

COMPLIANCE STANDARD

On the inspection date specified above, this property's smoke alarms met the requirements for the New Legislation.

SMOKE ALARMS

The following alarms were present or installed at this inspection

TYPE	SENSOR	EXPIRY	LOCATION	BRAND	NOTES
240 volt	Pe	Feb/2033	Downstairs Hall	Clipsal	
240 volt	Pe	Feb/2033	Bedrooms x 3	Clipsal	
240 volt	Pe	Feb/2033	Upstairs Hall	Clipsal	

COMMENTS**SAFETY SWITCH****Safety Switch Location**

The Safety Switch has been Sighted

House Front

QR Code Location

Kitchen Sink Door

Compliance Standard - New Legislation.

If there is a green tick in the box above on page 1, this property complies with the smoke alarm regulations as set out in the Fire and Emergency Services (Domestic Smoke Alarms) Amendment Act 2016 and Building Fire Safety Regulation 2008 (Domestic Smoke Alarms) Amendment Act 2016. All Queensland dwellings, houses / townhouses (class 1A) and units (Class 2) being sold or leased, or existing leases renewed need to meet the new smoke alarm regulations by the 31st December 2021 or on their next renewal date. All remaining dwellings need to be upgraded by 31st December 2026, including private residents and holiday lets.

As per the Residential Tenancies Authority requirements, all permanent rental properties must be re-inspected upon lease renewal or new tenancy agreement. We will attend upon instruction by work order from the Rental Agency Property Manager.

Safety Switches which have been tested (Yes checked box ticked) these have passed a basic operational test to assess they are in working order. No test has been performed to determine the speed at which the device activated.

For electrical installations, this certifies that the electrical installation, to the extent it is affected by the electrical work, has been tested to ensure that it is electrically safe and is in accordance with the requirements of the wiring rules and any other standard applying under the Electrical Safety Regulation 2013 to the electrical installation

For electrical equipment, this certifies that the electrical equipment, to the extent it is affected by the electrical work, is electrically safe.

This report is valid at the date of inspection