



**PROPERTY OWNERS'  
ASSOCIATION  
OF QUEENSLAND** Inc  
*Watchdog of Rental Property Owners since 1916*

ABN: 84 895 014 557

Internet: [www.poaq.asn.au](http://www.poaq.asn.au)

Email: [qld@poaq.asn.au](mailto:qld@poaq.asn.au)

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P.O. Box 1984 Toowong QLD 4066

Ph: (07) 3378 7411 Fax: (07) 3848 7338

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Fire and Emergency Services (Smoke Alarms) Amendment Bill 2015

This Submission of made by The Property Owners' Association of Queensland.

Whilst we agree that it may be necessary to upgrade the quality of smoke alarms in residential properties it will in turn increase the cost of renting in residential properties as the cost of upgrading the alarm will be passed on to tenants.

Clause 5 Amendment of s 104RB (Owner must install smoke alarm)

To install photoelectric smoke alarms and 240V smoke alarms that are required to be hard-wired to the domestic electricity supply would be impossible for existing properties built prior May 2014 due to the fact the electrical wiring is installed during the construction of the building. Therefore it is in the best interest of all property owners that the 9V lithium battery smoke alarms be allowed.

Clause 6 – Amendment of s 104RD (Testing smoke alarms)

- (1) The **owner** of a domestic dwelling.....In rental properties real estate agents manage the property for the owner – therefore we would suggest that this wording be changed to incorporate the property manager/ representative as well.

Clause 7 104RDA Replacing battery-powered smoke alarms

- (2) The word **Owner** should incorporate the property manager/ representative
- (3) As above
- (4) As above

104RDB – Replacing hard-wired smoke alarms

- (2) as above
- (3) as above.

It should be also pointed out that legislation will never solve the problem. People will always find ways and means of removing batteries from smoke alarms .It comes back to the situation that people should take responsibility for their own safety as well as the safety of others.

Further to POAQ submission emailed yesterday We would like clarification of Amendment of s104RD (Testing smoke alarms)

Section 104RD (1) (b) within 30 days before the start of a tenancy in a dwelling.

If the required battery with a life of 10 years has been fitted to the required smoke alarm why would it be necessary to test the battery within 30 days before the start of a new or continuing tenancy to the dwelling.