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let's talk!



Smoke Alarms and a Landlords Responsibilities

I am sure that everyone remembers the family that was tragically killed in a house fire in 2011, and the last thing any one, especially a landlord wants is to have something similar happen.

Ensuring that your investment property meets legislative requirements in relation to smoke alarms is a requirement, but also provides piece of mind to landlords. The legislation in relation to smoke alarms can seem quite complex, so we thought we might try and simplify it.

There are two types of smoke alarms that meet legislative requirements in Queensland; Ionization and photoelectric alarms.

Every rental property must have;

- The required number of working smoke alarms as per regulations;
- Smoke alarms that are working complete with charged batteries;
- Smoke alarms that are not past their replacement date (there is a maximum life of 10 years);
- If the property was constructed or significantly renovated after July 1997, alarms must be 240v hard-

- wired alarms;
- Smoke alarms that have been checked, tested and services in accordance with regulations (minimum of once every 12 months and at every tenancy change or renewal).

As long as properties meet all of these requirements then the duty of care has been met.

Recently 60 Minutes aired a story which highlighted the difference between the two types of smoke alarms available to be installed in properties. Although cheaper to install, Ionization alarms are not as effective in smoldering fires, which is how most fires start and are also more likely to be set off by a false alarm.

Photoelectric smoke alarms are newer technology and more sensitive to smoke particles and are less likely to be set off by opening an oven, steam from a shower or kettle, toast, ect.

If, as a landlord, you do wish to have the smoke alarms in your property changed to photoelectric alarms, we can assist

with arranging this for you. Smoke Alarm Solutions Australia are currently offering discounted prices on photoelectric alarms currently.

Landlords are often hesitant to spend money to have someone service their smoke alarms, however passing this liability of this onto a third party such as Smoke Alarm Solutions can provide an invaluable piece of mind. Touch wood nothing ever happens, but if it ever did, knowing that you are covered and can pass on any potential liability to a fully insured company certainly provides piece of mind.

There are many other benefits to having a third party service the smoke alarms for you, and as always, your property manager is more than happy to discuss the various options and arrange any further actions for you.



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Living Here Wilston

p: (07) 3352 4533

e: pm.wilston@livinghere.com.au

w: www.livinghere.com.au

Did You Know...

Australia is the only country in the world not to have squirrels! As much of a shame that is, it doesn't mean that we can't appreciate their antics. American scientists have discovered that the diversity of trees through forests is largely due to squirrels. They forget where they store their nuts for the winter and when spring comes around, the squirrels have become significant contributors to reforestation.



It's not unheard of to use animals in warfare. When Iran found 14 squirrels near their border with espionage equipment, they did the sensible thing—they arrested them. The incident was reported by the country's chief of police, though he said there was no further information available at the time. Some were perfectly willing to believe that a foreign power had been turning to bushy tailed agents.



Current Market Trends

Real Estate is one of those markets that can change overnight, especially with rental properties. With the entire property market having taken a big hit when the GFC hit, it is nice to see some stability back in the market.

This is not always good news for investors though. With interest rates remaining at an all time low and increased levels of stock on the markets, many tenants are becoming first home buyers limiting the pool of potential tenants available. To add to this, investors are taking hold of low interest rates and housing prices to build their portfolios, releasing more rental stock to the market.

These two combined factors are changing the market dynamics. With countless inspections being conducted on properties with only a few people through each time is evidence of the variety of

choice currently available to tenants.

We have seen the number of available rentals increase in Queensland by 2% over the last 8 years, which is equal to an additional 100,000 properties. The number of rental properties in Queensland is nearly 4% higher than the national average also. (Australian Bureau of Statistics)

If you would like a market report as to what is happening in your suburb, please let us know at any time and we would be happy to provide this information for you.

What's Happening

November is full of events and here is a little snapshot;

- Public holiday on the 14th November 2014 for the G20 Summit in Brisbane. Try and avoid the CBD as there is a range of road closures and diversions in place over the weekend.
- Melbourne Cup is on the first Tuesday of the month which is the 4th November 2014. Hopefully we all pick a winner!!
- Remembrance Day is on the 11th November which is a Tuesday this year with a minutes silence at 11am to pay tribute to our fallen soldiers. Purchase a red poppy to show your support.

Throughout the month leading up to the G20 Summit there will be a range of events held throughout the city with the main focus being at Southbank Parklands with art and visual media displays as well as roving performers and markets.

The Brisbane Roar have two games at Suncorp Stadium this month. On the 8th November versus Melbourne City and the 29th November versus Perth Glory.



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