



Property Compliance Services

COMPLIANCE INSPECTION REPORT

28/3 Costata Street, Hillcrest, QLD 4118

Date of inspection: 11/03/2024
Inspection requested by: Stone Real Estate
Reason for inspection: Smoke Alarm Compliance - Lease Renewal Due
Inspected by: Shannon Vincent
Job Ref: 48634

SMOKE ALARM DETAILS:

Level/Storey	Location	Type of Alarm	Expiry
Downstairs	Lounge	3V PE, Lithium 10yr Battery	2031
Downstairs	Kitchen	Controller	2031
Upstairs	Landing	3V PE, Lithium 10yr Battery	2031
Upstairs	Bedroom	3V PE, Lithium 10yr Battery	2031
Upstairs	Bedroom	3V PE, Lithium 10yr Battery	2031

Safety Switch Installed: Yes, Tested





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THE SMOKE ALARMS ARE -

COMPLIANT WITH NEW 2022 QLD LEGISLATION *

The smoke alarms listed above have been checked for overall integrity, decibal output and battery voltage. Any dirty smoke alarms have been cleaned and sprayed with compressed air. Batteries with 9V or less have been replaced. The master alarm has been marked with a sticker showing the date tested and a 24hr contact phone number. Alarms may have been relocated to a better position if necessary, or removed if not required. Any faulty or missing smoke alarms required for compliance have been replaced, unless prior approval is required from the owner. If hard-wired alarms require replacement, temporary 9v smoke alarms may have been fitted - this ensures the property remains protected at all times. The type of replacement smoke alarms fitted is conditional to the type of existing smoke alarms present. Any installation &/ or interconnection of hard-wired smoke alarms is performed by a licensed electrician and meets the standards of the Electrical Safety Act 2002. Please note - we do not test back to base alarms, security smoke alarms, heat alarms or carbon monoxide alarms when onsite. These alarms are considered surplus to legislative requirements and are therefore not included in this inspection report.

COMPLIANCE STATEMENT

On the date this property was inspected, the property satisfies the requirements of the Queensland Fire and Emergency Services Act 1990 and the Building Fire Safety Regulation 2008. As a private property, this property is able to be sold and fulfills all Queensland legal obligations in relation to smoke alarms. As a rental property, this property remains compliant until the next tenancy change or lease renewal at which time the property must be reinspected (according to legislation). If a smoke alarm required for compliance is faulty, damaged or removed after the inspection, or a smoke alarm expires before the next inspection, this property will no longer be compliant.

* The Building Code of Australia requires that any property built or substantially renovated after July 1997 must have hard-wired smoke alarms installed. If this property was built or substantially renovated after this date, the property owner must ensure hard-wired smoke alarms are installed at the property, in order for it to comply with legislation.

Federal and state governments may implement new laws, advice or recommendations regarding smoke alarm compliance in domestic dwellings. Subsequently, our terms and conditions of compliance can change. This compliance statement supersedes any reports or statements that we have previously issued for this property.

This property is covered under an annual subscription until 05/03/2025

