



It's that time of the year....let's talk smoke alarms and fire safety

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It's that time of the year....let's talk smoke alarms and fire safety



The weather is getting colder and that means it is a perfect time to consider the properties that your agency manages and their fire safety requirements.

It is a term of every residential tenancy agreement that the landlord is responsible to install and maintain smoke alarms according to the standards detailed in the Environmental Planning and Assessment Act 1979 (NSW).

It is the landlord's responsibility to ensure that their property is smoke alarm compliant. However, the managing agent accepts contractual responsibility for ensuring that smoke alarms are installed and maintained in the premises.

Property Managers must have policies and procedures in place to meet their responsibilities and obligations as an agent. Failure to do this may result in death, negligence claims and potential litigation.

Landlords, together with their managing agents, will need to ensure that smoke

alarms installed in the rented property are in working order. A landlord must:

- carry out annual checks to ensure all smoke alarms installed at the property are in working order
- replace a removable battery in all smoke alarms in the period specified by the smoke alarm manufacturer (for a removable lithium battery), or otherwise annually
- repair or replace a smoke alarm that is not working within two (2) days of becoming aware that it is not working
- replace a smoke alarm with a new smoke alarm within ten (10) years from the manufactured date, or earlier if specified by the smoke alarm manufacturer.

A landlord may engage an electrician or a smoke alarm company, such as Smoke Alarms Australia (SAS) or Smoke Alarm Testing Services (SATS) to assist them with maintaining the smoke alarms at their rented premises.

It is also a good time to send communications to your tenants about their responsibilities with regards to



From the office

It's always a hive of activity in the ACOP office. In addition to all of the courses being conducted in our newly extended and refurbished Sydney CBD training rooms, the trainers are well and truly back on the road and running sessions throughout metropolitan Sydney and regional NSW.

There is so much happening at ACOP, with the new Policy & Procedures Manual being available, the upgrade transition program so that licensed agents can have any restrictions taken from their licence, and the licensing programs for all the Assistant Agents – we feel that we are all ready for the long weekend and a little rest and relaxation.

And talking of cakes...which we always talk about – we had a fabulous cake with a fish coming out of the top to celebrate Chanelle turning the big 30. And then of course, in true ACOP style we celebrated National Doughnut Day with a delivery from Dr Dough Donuts. Never a dull moment at ACOP in terms of food and entertainment. We are now all waiting for the stories that Chanelle will bring back with her after the long weekend and her adventure with her fiancé to Dubbo and the zoo over the long weekend.

Stay safe and warm in these chilly times.

smoke alarms and fire safety.

Whilst home-use heaters are to be approved by NSW Fair Trading to be sold, that does not mean that all heaters are equal in their safety. A simple checklist to tenants with some of the following points could be a good reminder about their safety:

- Never leave an electric heater unattended while it is operating;
- Make sure that heaters are placed on a level surface and are clear of materials that could catch fire such as bedding, curtains and furniture;
- Keep clear of water and water spaces;
- Ensure small children and/or pets cannot reach the heater.

Whilst they are rules most would consider common sense, it never hurts to send that reminder to encourage fire safety.

Rosy Sullivan

Director | College Principal

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Contact us

1300 88 48 10
(02) 9264 5505
enquiries@acop.edu.au

Visit us

Level 2, St Andrews House
464 Kent St, Sydney NSW 2000

Mail us

PO Box Q289
QVB Sydney NSW 1230

Connect with us

acop.edu.au



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