

Fact Sheet 12:

Security, Smoke Alarms and RCDs

As a tenant you have rights under *the Residential Tenancies Act 1987* (the Act). This fact sheet explains the law in Western Australia relating to security, smoke alarms and residual (RCDs) current devices and incorporates the changes made to the Act, which came into effect on 1 July 2013.

Security

As of 1st July 2013, a lessor is responsible for providing the rented premises in a condition which is “reasonably secure”. Lessors will have until the 1st of July 2015 to ensure that their property complies with the new standards.

The minimum security required at the rented premises is as follows:

- On the **main entry door**, a deadlock or key lockable security screen that complies with Australian Standards must be fitted. The deadlock may be either a single or double cylinder deadlock, and may be fitted as part of the door handle or as a separate lock;
- On **all other external doors**, dead lock, or a patio bolt lock, or a key lockable security screen that complies with Australian Standards must be fitted;
- **All exterior windows** must be fitted with a lock which prevents the window from being opened from outside (doesn't have to be a keyed lock). If the window is already fitted with a security screen (compliant with Australian Standards) then retrofitting locks/latches is not required;
- At the **main entry door**, there must be an electrical light installed, that is capable of illuminating the main entry to the premises and can be operated from inside the premises.

Smoke Alarms

It is the lessor's responsibility to ensure that a working smoke alarm is installed in the rental property and that it is maintained throughout the tenancy agreement.

The alarm should be a mains powered device, however if this is not possible then an **approved** battery powered device will suffice. The lessor must ensure that the entire smoke alarm is replaced every ten years; however it your duty as the tenant to check and replace the batteries once a year.

All smoke alarms should be installed and maintained in compliance with Australian Standard 3786. If you have any doubts about whether your alarm complies with this standard, you may request that the lessor have the alarm tested by an electrical contractor.

Residual Current Devices (RCDs)

Residual Current Devices (RCDs) protect all power and lighting circuits in a property. You should check that at least two RCDs are installed in the property before entering into a residential tenancy agreement. If RCDs are not installed you should contact the lessor and request that they are installed. If the lessor refuses to install the RCDs then call EnergySafety on 9422 5200.

If you have any questions about the topics discussed in this fact sheet please contact your local tenancy advocate or the Department of Commerce on 1300 30 40 54 or go to www.commerce.wa.gov.au

METROPOLITAN: Fremantle Community Legal Centre (Fremantle) (08) 9432 9790 www.fremantle.wa.gov.au | Gosnells Community Legal Centre (Gosnells) (08) 9398 1455 www.gosclc.com.au | MIDLAS (Midland) (08) 9250 2123 www.midlas.org.au | Northern Suburbs Community Legal Centre Inc. Mirrabooka: (08) 9440 1663 Joondalup: (08) 9301 4413 www.nsclegal.org.au | SCALES, Rockingham: (08) 9550 0400 www.law.murdoch.edu.au/scales | Sussex Street Community Law Service Inc. (Victoria Park) (08) 6253 9500 www.sscls.asn.au | Welfare Rights & Advocacy Service (Perth) (08) 9328 1751 www.wraswa.org.au **REGIONAL:** Albany Community Legal Centre Inc. Albany: (08) 9842 8566, Free call: 1800 606 060 www.albanyclc.com.au | Agencies for South West Accommodation (ASWA) Bunbury: 08 9791 1877 www.glcl.com.au | Geraldton Resource Centre (Geraldton) 08 9938 0600 www.grc.asn.au | Goldfields Community Legal Centre Kalgoorlie: (08) 9021 1888 www.glcl.com.au | Kimberley Community Legal Services Kununurra: (08) 919 3100 Free Call: 1800 686 020 | Peel Community Legal Service Inc. (Mandurah) (08) 9140 1613 www.peelclc.com.au | Pilbara Community Legal Service Karratha: 08 9185 5899 Newman: 08 9177 8708 Roeburne: 08 9182 1169 South Hedland: (08) 9140 1613 | Wheatbelt Community Legal Centre Inc. (Northam) (08) 9622 5200 www.wheatbeltclc.com.au | State wide legal telephone advice line Metro: (08) 9221 0088 Regional: 1800 621 888

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