203 Replacement of Light Globes & Smoke Alarm Batteries.

1. Policy

At times, tenants may request that Link Housing arranges for light globe and smoke alarm batteries to be replaced. In accordance with clause 16.4 of the Standard Form Residential Tenancies Agreement, the replacement of these items is a tenant responsibility.

For some tenants, this may be difficult and so, on request, Link Housing can provide assistance in undertaking this work.

2. Scope

This policy relates to all Link Housing managed properties.

3. Annual Reminder to Replace Smoke Alarm Batteries

The NSW Fire Brigade maintains a public relations program of reminding all residents to change their smoke alarm batteries. Link Housing tenants are encouraged to replace their smoke alarm batteries yearly. This is often done in conjunction with daylight savings time change to make it easier to remember.

4. Costs payable by Link Housing

4.1 Replacement of Light Globes which are not readily available

Where replacement light globes are not readily available, e.g. Jitting 32w T5 circular fluorescent lights, then Link Housing will be responsible for the replacement of the globe or the fitting.

4.2 Replacement of Smoke Alarms with non-replaceable batteries

Where a smoke alarm is equipped with a “life-time” non-replaceable Lithium battery, Link Housing will be responsible for replacement of the Smoke Alarm.

Tenants will be advised at the commencement of their lease if their property is known to contain either of these two fixtures.

5. Replacement of LED Lights

Where premises have LED lights installed, Link Housing will be responsible for changing the complete fitting, unless the fitting has been deliberately damaged.

6. Legislative and Regulatory Framework

- Residential Tenancies Regulations 2010
- Residential Tenancies Agreement (clauses 16.4 (Light globe and smoke alarm battery replacements; 38 & 39 (Smoke Alarms))
- Environmental Planning and Assessment Act 1979
- Privacy Policy
7. Privacy & Confidentiality

Link Housing will be mindful of its responsibilities under the Privacy Policy. Information released will be on a need to know basis only. Where-ever possible, special arrangements will be made without informing contractors or external parties of the reasons why.

8. Complaints and appeals

A tenant who is not happy with a decision made by Link Housing or who believes that Link Housing has not followed this policy can complain or appeal using the complaints and appeals policies.

9. Complaints and appeals

The Replacement of Light Globes & Smoke Alarm Batteries Policy will be formally reviewed every two years or when necessitated through a sufficient change in circumstances.