

# REIQ Fact Sheet

The REIQ logo consists of the letters 'REIQ' in a white, sans-serif font, centered within a solid red square.

## Safety Switches for residential rental properties

As of 1 March 2006, the *Electrical Safety Regulation 2002* has required lessors of residential rental property to install safety switches to their rental premises within 6 months of a renewal of an existing tenancy agreement, or when a new tenancy agreement has been entered into. This law is administered by the Department of Employment and Industrial Relations. From 1 March 2008, all rental properties in Queensland must have a safety switch installed to the power circuit.

### Homes built after 1992

It has been a legal requirement for all homes built since 1992 to have safety switches installed. New homes have been required to have a safety switch installed on both power and lighting circuits.

### Homes built before 1992

As of 1 March 2006, the law required lessors to install a safety switch to the power circuit of the property. The safety switch must have been installed either:

- within six months of a residential tenancy agreement being entered into (including renewals), or by 29 February 2008 (whichever is the sooner); or
- from 1 March 2008, owners of leased domestic residences must have a safety switch installed to the power circuit of the residence after a residential tenancy agreement has been entered into (this also applies to periodic tenancies which have not been updated).

This means that as of 1 March 2006, any new tenancy agreement (including any tenancy renewals with existing tenants), must have had a safety switch installed within six months of the tenancy commencing. A current periodic tenancy that commenced prior to 1 March 2006, which has not been renewed or updated, has until 1 March 2008 to comply with the law.

It is also important to note that the installation of a safety switch can only be carried out by a licensed electrician. With the appointment of any contractor or tradesperson, agents should ensure that the person is appointed in writing (the REIQ Contractor Appointment Form can be used for this purpose). Agents should also ensure that the contractor or tradesperson carries appropriate qualifications (if required) and holds public liability insurance.

More information is available at the Department of Employment and Industrial Relations website [www.dir.qld.gov.au](http://www.dir.qld.gov.au) or by phoning 1300 650 662. The website has useful brochures that could be distributed to lessors of residential properties to advise of their obligations.