



## LANDLORDS IN QUEENSLAND

To legally lease your property in Queensland, it must meet the following compliance requirements. This flyer provides a simple overview of the key areas every landlord must address before renting out a property.

<p><b>Pool Safety Certificate</b></p>	<ul style="list-style-type: none"> <li>• Required if the property has a pool or spa.</li> <li>• Must have a valid Pool Safety Certificate issued by a licensed inspector. <ul style="list-style-type: none"> <li>- 2 years for non-shared pools</li> <li>- 1 year for shared pools (e.g. units) for tenants</li> </ul> </li> <li>• Certificate must be lodged with QBCC Pool Register and provided to tenants before lease starts.</li> </ul>
<p><b>Smoke Alarms</b></p>	<ul style="list-style-type: none"> <li>• All properties must comply with QLD Smoke Alarm Legislation.</li> <li>• From 1 Jan 2022 (for rentals): <ul style="list-style-type: none"> <li>- Photoelectric smoke alarms only</li> <li>- Must be hardwired or 10-year lithium battery</li> </ul> </li> <li><b>Installed in:</b> <ul style="list-style-type: none"> <li>- Every bedroom</li> <li>- Every hallway leading to bedrooms</li> <li>- On each storey of the property</li> </ul> </li> <li>• All alarms must be interconnected.</li> <li>• Non-compliant properties cannot be legally leased.</li> </ul>
<p><b>Gas Compliance Certificate</b></p>	<ul style="list-style-type: none"> <li>• Required only if the property has gas (mains or LPG).</li> <li>• If any gas installation, appliance, or pipework has been installed, replaced, or altered, a licensed gasfitter must issue a Gas Compliance Certificate.</li> <li>• LPG systems must have a Gas System Compliance Plate affixed near the cylinders.</li> <li>• Appliances must be safe, compliant, and installed by a licensed professional before a tenancy begins.</li> </ul>
<p><b>Water Efficiency Certificate</b></p>	<ul style="list-style-type: none"> <li>• <b>To charge tenants for water usage, the property must be:</b> <ul style="list-style-type: none"> <li>- Individually metered</li> </ul> </li> <li>• <b>Compliant with minimum water efficiency standards:</b> <ul style="list-style-type: none"> <li>- Internal cold water taps: max 9L/min</li> <li>- Shower heads: max 9L/min</li> <li>- Toilets: dual flush – 3.5L and 6L (avg ≤ 4.5L)</li> </ul> </li> </ul>

### Stay Compliant, Stay Protected

Non-compliance can result in:

- Fines and penalties
- Delays in leasing
- Increased liability in the event of injury or incident



**Make compliance part of your leasing checklist.**

Ask your property manager or qualified professional to confirm that your investment property meets all legislative standards.

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