

Smoke Alarm Requirements

If the smoke detectors are hardwired and connected to a fire board, they are the owners corporations responsibility to repair and maintain. All detectors on common property are the owners corporation responsibility but standalone smoke detectors in units that are not connected to a fire board are the owners responsibility.

***However,** It is important for managing agents to ensure, where the property sits within a strata scheme, that the responsibility definitely lies with owners corporation. It is best practice for managing agents to get written confirmation that the particular unit is covered by the strata scheme with respect to smoke alarm requirements. Failure to have that written confirmation can expose the managing agent to liability.

Responsibility for certain types of alarms

Battery-powered alarms

Type of repair	Non-strata premises	Strata premises
Replace alarm unit	<p>The landlord, agent or person authorised by the landlord</p> <p>The tenant may replace the alarm unit or arrange for the unit to be replaced if the landlord or agent does not do this within 2 business days of being notified that the alarm is not working. The tenant must notify the landlord or agent within 24 hours of the work being completed</p>	<p>The landlord, agent or person authorised by the landlord, unless the Owners Corporation is responsible (this will be indicated in the tenancy agreement)</p> <p>If the Owners Corporation is not responsible, the tenant can arrange for replacement if the landlord or agent does not do this within 2 business days of being notified that the alarm is not</p>

Type of repair	Non-strata premises	Strata premises
		working. The tenant must notify the landlord or agent within 24 hours of the work being completed
Repair alarm unit	<p>Battery operated alarm units should not be repaired unless the repair is changing the removable battery in the alarm</p> <p>Otherwise, the alarm unit should be replaced</p>	<p>Battery operated alarm units should not be repaired unless the repair is changing the battery in the alarm</p> <p>Otherwise, the alarm unit should be replaced</p>
Change removable battery	<p>The landlord, agent or person authorised by the landlord</p> <p>The tenant can choose to change the battery – they must:</p> <ul style="list-style-type: none"> • let the landlord know that they will replace the battery • replace the battery within 2 business days • notify the landlord or agent within 24 hours of replacing the battery 	<p>The landlord, agent or person authorised by the landlord, unless the Owners Corporation is responsible (this will be indicated in the tenancy agreement)</p> <p>If the Owners Corporation is not responsible, the tenant can arrange for replacement if the landlord or agent does not do this within 2 business days of being notified that the alarm is not working. The tenant must notify the landlord or agent within 24 hours of the work being completed</p>

Hard-wired alarm

Type of repair	Non-strata premises	Strata premises
Replace alarm unit Repair alarm unit	<p>A licensed electrician arranged by the landlord or agent</p> <p>The Tenant may engage a licensed electrician if the landlord does not arrange for the work within 2 business days of being notified that the alarm is not working. The tenant must notify the landlord within 24 hours of the work being completed</p>	<p>A licensed electrician:</p> <ul style="list-style-type: none"> - arranged by the Owners Corporation if they are responsible (this will be indicated in the tenancy agreement) - arranged by the landlord or agent if the Owners Corporation is not responsible
Change removeable back-up battery	<p>The landlord, agent or person authorised by the landlord</p> <p>The tenant can choose to change the battery – they must:</p> <ul style="list-style-type: none"> • Let the landlord know that they will replace the battery • Replace the battery within 2 business days • notify the landlord or agent within 24 hours of replacing the battery 	<p>The landlord, agent or person authorised by the landlord, unless the Owners Corporation is responsible</p>

Landlord's Obligations and Tenant's Right to Reimbursement

The landlord must replace the battery annually. The landlord must replace the battery within two business days of notification by the tenant. The tenant must inform the landlord of problems with smoke alarms.

If a tenant replaces a battery in a battery-operated smoke alarm, the tenant may claim that cost from the landlord. A tenant is entitled to reimbursement within 7 days after giving written notice of relevant expenses. The notice must detail the nature and cost of repairs together with copies of receipts or invoices. This does not apply to social housing tenants.