



Fact Sheet 4

Maintenance of smoke alarms in tenancies

Maintenance requirements in tenancies

(Regulation 13D)

(1) Within 30 days before the start of a tenancy agreement in relation to residential premises, or a hire agreement in relation to a moveable dwelling, the owner of the premises or dwelling must do the following:

- (a) test each smoke alarm in the premises or dwelling in accordance with regulation 13E;
- (b) replace a smoke alarm that does not function when tested;
- (c) replace a stand-by battery in a 240v hard wired smoke alarm in the premises or dwelling, in accordance with the manufacturer's instructions, if:
 - (i) the battery is spent; or
 - (ii) the owner is aware the battery is almost spent;
- (d) clean each smoke alarm in the premises or dwelling in accordance with the manufacturer's instructions;
- (e) give the tenant or hirer written information about testing and maintaining the smoke alarms.

(2) During the term of a tenancy agreement or hire agreement, the tenant of the residential premises or hirer of the moveable dwelling must do the following:

- (a) test each smoke alarm in the premises or dwelling, in accordance with regulation 13E, at intervals of not more than 12 months;
- (b) if a smoke alarm does not function when tested – advise the owner of the premises or dwelling as soon as practicable;
- (c) replace each stand-by battery in a 240v hard wired smoke alarm in the premises or dwelling, in accordance with the information statement, if:
 - (i) the battery is spent; or
 - (ii) the tenant or hirer is aware the battery is almost spent;
- (d) clean each smoke alarm in the premises or dwelling, in accordance with the information statement, at intervals of not more than 12 months.

Note for paragraph (c) A smoke alarm may emit a warning signal (for example, a beeping sound) when its battery is almost spent.

Note for paragraph (d) The manufacturer's instructions may require that the smoke alarm be cleaned with a vacuum cleaner to remove dust and other materials that may hinder its performance.



Fact Sheet 7

Interfering with smoke alarms

Interfering with smoke alarms

No interference with smoke alarms (Regulation 13G)

1. This regulation applies to a smoke alarm installed in residential premises or a moveable dwelling.
2. A person must not:
 - (a) subject to regulation 13H(2), remove the smoke alarm; or
 - (b) remove a battery from the smoke alarm; or
 - (c) do anything that would reduce the effectiveness of the warning provided by the smoke alarm.
3. However, this regulation does not prevent a person from:
 - (a) removing the smoke alarm to comply with regulation 13A; or
 - (b) removing a battery from the smoke alarm to comply with regulation 13C or 13D.

All residents and owners are encouraged to maintain smoke alarms.

“Smoke alarms save lives”