



APRIL 2006

SMOKE ALARMS

Source :

The Building Legislation Amendment (Smoke Alarms) Act 2005 commences on 1st May 2006.

The legislation refers to all residential accommodation across New South Wales and requires that:

- (1) At least one or more smoke alarms be installed in buildings in which people sleep;
- (2) These smoke alarms must be maintained;
- (3) People must not remove or interfere with the operation of the smoke alarms.

The maximum penalty for not complying with the legislation is \$550.00

Amendments to the Residential Tenancies Act 1987 make it a requirement of every residential tenancy agreement that the landlord is to install smoke alarms in their

properties and that neither landlords nor their tenants may remove or interfere with the operation of the smoke alarms installed at the property.

The Residential Tenancies Act requires 2 days notice to be given to tenants in order to install smoke alarms.

Landlords must supply alarms (and the batteries required) for installation. Tenants are responsible for the maintenance of smoke alarms (cleaning and testing as required).

It is yet to be determined under the Act who is to supply ongoing batteries

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