



INFORMATION HANDBOOK

Smoke Alarms

A quick guide for CERC rental providers

ISSUE ONE
APRIL 2023



CERC responsibilities

The state of Victoria requires all homes including units, apartments, and townhouses to have smoke alarms installed.

CERC Co-operative rental providers need to ensure smoke alarms:

- are correctly installed and in working order
- are tested according to the manufacturer's instructions at least once every 12 months
- have their batteries replaced as required
- are repaired or replaced as an urgent repair.

Requirements for smoke alarm safety apply to:

- rental agreements entered into after 29 March 2021
- fixed term agreements of more than five years that become periodic tenancies after 29 March 2021.

Property type	Minimum smoke alarm requirement
Residential home constructed before 1 August 1997	Stand-alone nine-volt battery-powered smoke alarms installed.
Residential home constructed, largely renovated, or extended after 1 August 1997	Hard-wired smoke alarms that are connected to 240-volt mains power and have a backup battery.
Residential home constructed, largely renovated, or extended after 1 May 2014	Interconnected, hard-wired smoke alarms that are connected to 240-volt mains power and have a backup battery.

New Renter Agreements

Renter and rental provider responsibilities for smoke alarm safety is required to be included in new rental agreements.

- On or before the start of a rental agreement, a rental provider must give a renter written information on how each smoke alarm works and how to test them.

Recommendations for tradespeople:

<https://www.detectorinspector.com.au/>

<https://www.smarthouseaustralia.com.au/>

<https://www.checkhero.com.au/>

Urgent Repairs


If a smoke alarm is not in working order, then it must be treated as an urgent repair.

Urgent repairs must be done immediately because they make the property unsafe or difficult to live in.

CEHL requires that CERC Co-operatives engage a suitably qualified tradesperson to undertake their annual smoke alarm tests.

Once the testing is undertaken, the tradesperson must provide a certificate of compliance, which is to be kept on file by the CERC, and a copy sent to CEHL to ensure that the CERC has met its responsibility under the Residential Tenancies Act, 1997.

Example of a Compliance Report



Smoke Alarm Solutions®
PROTECTING AUSTRALIANS

COMPLIANCE REPORT

Name & Address The Owners, c/- Happy Real Estate PO BOX 278 QLD 4151 AUSTRALIA	Report Number WO-1107411	Client Reference
	Inspection Address (<i>Address where smoke alarms were inspected</i>) 18 Mouse Road, Toowong, QLD 4059	
	Building Class Class 1a	Inspection Date 31/08/2019
	Inspected By Alan Wade	

A tick in a box below indicates that on the Inspection Date and at the Inspection Address, the smoke alarms and smoke alarm installations were inspected and met the relevant requirements of the noted legislation.
A cross in a box below indicates that on the Inspection Date and at the Inspection Address, the smoke alarms and smoke alarm installations were inspected and did not meet the relevant requirements of the noted legislation.

<input checked="" type="checkbox"/>	On the Inspection Date and at the Inspection Address the smoke alarms met the Current Requirements.	Compliant to current
<input type="checkbox"/>	On the Inspection Date and at the Inspection Address the smoke alarms met the New Requirements.	Not compliant to 2022

Other Information

Consumer Affairs Victoria

Smoke alarms and fire safety -
Consumer Affairs Victoria

Residential Tenancies Act 1997
(legislation.vic.gov.au)

Fire Rescue Victoria (FRV)

<https://www.frv.vic.gov.au/smoke-alarms>

Country Fire Authority (CFA)

<https://www.cfa.vic.gov.au/planprepare/smoke-alarm>

