

18 June 2021

**HOPE ISLAND RESORT  
JOINT SECURITY AND IT OPERATIONS SUB-COMMITTEE  
CIRCULAR TO ALL RESIDENTIAL BODIES CORPORATE COMMITTEE  
MEMBERS SMOKE ALARM LEGISLATION**

Dear Committee Member,

We act on behalf of the Security and IT Operations Sub-Committee (SITOSC) as Strata Managers.

The SITOSC wishes to draw your attention to the new legislative requirements regarding smoke alarms. The new legislation specifies what all Queensland dwellings are required to comply with at various dates; from 1 January 2017; from 1 January 2022 and from 1 January 2027, as outlined in the attached copy of the New Smoke Alarm Legislation document.

If your existing smoke alarms are over 10 years old then you must upgrade them immediately to remain compliant and avoid any insurance claim issues.

The Sub-Committee recommends that you plan to ensure you comply with the requirement to have interconnected photoelectric smoke alarms in all bedrooms, hallways that connect bedrooms with the rest of the dwelling and on every level, by 1 January 2027.

The Sub-Committee notes that Converge Networks or any suitably qualified contractors can attend your property to provide a quotation to replace old alarms immediately or bring your home up to the new standards required by 2027.

Should you have any further queries, please do not hesitate to contact the office of Cambridge Management Services Pty Ltd.

Should you have any queries regarding the abovementioned please do not hesitate to contact our office.

Yours faithfully,  
For and on behalf of the  
Hope Island Resort Principal Body Corporate



Hugh Beutel  
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# NEW SMOKE ALARM LEGISLATION

Ver 08/2018

INFORMATION SHEET

## Glossary of Terms\*

**Dwellings** - houses, townhouses (Class 1A) and units (Class 2).

**Photoelectric** - the method the device uses to detect smoke.

**Hardwired** - connected to the domestic dwelling's electricity supply.

**Interconnected** - if one smoke alarm sounds all the other smoke alarms will also sound. Interconnection can be wired or wireless.

**Substantial** - work carried out under a building development approval and the total building works equals 50% of the dwelling over 3 years.

**Storey** - a space within a building which is situated between one floor level and the floor level or roof above.

\* Refer to specific legislation for full definitions.

If you have a specific question or require further clarification, please email [SmokeAlarms@qfes.qld.gov.au](mailto:SmokeAlarms@qfes.qld.gov.au).

## Source documents

- Fire and Emergency Services Act 1990
- Building Fire Safety Regulation 2008
- Building Regulation 2006
- National Construction Code 2016
- Australian Standard (AS) 3786-2014
- Land Title Act 1994

## FOR EXISTING DWELLINGS

### From 1 January 2017

When replacing smoke alarms, they must be of a *photoelectric* type which complies with Australian Standard (AS) 3786-2014.

### Replacing smoke alarms

Existing smoke alarms manufactured more than ten years ago must be replaced. (Note: Smoke alarms should have the date of manufacture stamped on them.)

Smoke alarms that do not operate when tested must be replaced immediately.

Existing *hardwired* smoke alarms that need replacement must be replaced with a *hardwired* smoke alarm.

### From 1 January 2027

Smoke alarms in all *dwellings* must:

- be *photoelectric* (AS 3786-2014); and
- not also contain an ionisation sensor; and
- be less than 10 years old; and
- operate when tested; and
- be *interconnected* with every other smoke alarm in the *dwelling* so all activate together.

Smoke alarms must be installed on each *storey*:

- in each bedroom; and
- in hallways which connect bedrooms and the rest of the *dwelling*; or
- if there is no hallway, between the bedrooms and other parts of the *storey*; and
- if there are no bedrooms on a *storey* at least one smoke alarm must be installed in the most likely path of travel to exit the *dwelling*.

Smoke alarms must be either hardwired or powered by a non-removable 10-year battery.



## DWELLINGS BEING SOLD, LEASED OR AN EXISTING LEASE IS RENEWED

### From 1 January 2017

Requirements as for existing *dwelling*s.

Existing landlord's and tenant's obligations regarding the installation and testing of smoke alarms continue.

Property sellers must continue to lodge a Form 24 with the Queensland Land Registry Office stating the requirements of the smoke alarm legislation have been met.

### From 1 January 2022

Smoke alarms in the *dwelling* must:

- i) be *photoelectric* (AS 3786-2014); and
- ii) not also contain an ionisation sensor; and
- iii) be less than 10 years old; and
- iv) operate when tested; and
- v) be *interconnected* with every other smoke alarm in the *dwelling* so all activate together.

Smoke alarms must be installed on each *storey*:

- i) in each bedroom; and
- ii) in hallways which connect bedrooms and the rest of the *dwelling*; or
- iii) if there is no hallway, between the bedrooms and other parts of the *storey*; and
- iv) if there are no bedrooms on a *storey* at least one smoke alarm must be installed in the most likely path of travel to exit the *dwelling*.

Smoke alarms must be *hardwired* or powered by a non-removable 10-year battery.

## NEW DWELLINGS AND DWELLINGS BEING SUBSTANTIALLY RENOVATED

### From 1 January 2017

The development approval process for new *dwelling*s and *substantial* renovations will ensure that building approvals received on or after this date will bring *dwelling*s into compliance with the new laws.

Smoke alarms in the *dwelling* must:

- i) be *photoelectric* (AS 3786-2014); and
- ii) not also contain an ionisation sensor; and
- iii) be *hardwired* to the mains power supply with a secondary power source (i.e. battery); and
- iv) be *interconnected* with every other smoke alarm in the *dwelling* so all activate together.

Smoke alarms must be installed on each *storey*:

- i) in each bedroom; and
- ii) in hallways which connect bedrooms and the rest of the *dwelling*; or
- iii) if there is no hallway, between the bedrooms and other parts of the *storey*; and
- iv) if there are no bedrooms on a *storey* at least one smoke alarm must be installed in the most likely path of travel to exit the *dwelling*.

## PRESCRIBED LOCATIONS FOR INSTALLING SMOKE ALARMS

Where practicable smoke alarms must be placed on the ceiling. Smoke alarms must not be placed:

- i) within 300mm of a corner of a ceiling and a wall;
- ii) within 300mm of a light fitting;
- iii) within 400mm of an air-conditioning vent;
- iv) within 400mm of the blades of a ceiling fan.

There are special requirements for stairways, sloping ceilings, and ceilings with exposed beams. Specific requirements will be explained in the *Building Fire Safety Regulation 2008*.

If impractical for the prescribed location requirements to be met (e.g. may be affected by steam from shower or fumes from cooking), the owner may put the alarm at another location that will provide a warning to occupants of the *dwelling*.