



Smoke Alarms

1. Purpose

The purpose of this policy is to establish the responsibilities of the Housing Trust and tenants' with regard to testing standards and maintenance of smoke alarms within Housing Trust properties.

2. Policy

This policy covers both capital and non capital properties

Capital properties (includes those owned by the Housing Trust and those we manage for Land and Housing/FACS)

All properties where HT retains full management control, for example, capital properties, will be fitted with hard wired smoke detection systems.

Smoke alarms are intended to detect smoke before it reaches the sleeping occupants of a building. Smoke alarms will be installed in accordance with the Environmental Planning and Assessment Regulation 2000.

The operation of all smoke alarms installed in HT will be tested as part of the annual Smoke Alarm Program and will comply with Australian Standard AS3786. All nuisance alarms should be reported to HT immediately for actioning and rectification.

If tenants disconnect, tamper or interfere with any smoke alarm without written approval from HT, they will be charged the cost of repair/replacement. Such action is a breach of their agreement with HT (Section 39 of the Residential Tenancy Agreement) and action against the tenant may be taken at the NSW Civil and Administrative Tribunal (NCAT).

Non capital properties (including properties we are responsible for maintenance only)

The Building (Interim) Regulations Act 2005 requires smoke alarms to be installed in all residential buildings. It is the owner/landlords' responsibility to install smoke alarms in rented premises.

Where smoke alarms are installed in properties for which HT does not have full management responsibility, for example, leasehold properties, HT will contact the property owner/agent and require the installation of alarm(s) that meets the Regulation and the standards.

The installation of such a system is a pre-requisite for the acquisition of all HT leasehold properties. HT will not acquire a property where the absence of a smoke alarm contravenes the relevant provisions of the Environmental Planning and Assessment Regulations and relevant Australian standard.

If a non capital property does not have an approved smoke detector installed and the owner/agent refuses to install a smoke alarm, HT will relocate our tenant and return the property to the agent/landlord.