



No interconnection of smoke alarms required in existing dwellings built before 1 May 2015 when selling, transferring ownership, renting or hiring

Since 2009 there has been a requirement for dwellings subject to sale, transfer of ownership, lease or hire to have hardwired smoke alarms installed in accordance with the Building Code of Australia (BCA).

This bulletin is intended to provide updated advice to lessors (landlords), real estate agents, settlement agents, electricians and local governments regarding the recently announced change in the BCA requiring the interconnection of smoke alarms in new residential dwellings where more than one alarm is required to be installed on or after 1 May 2014.

Recent changes to the Building Regulations 2012 (which adopt the BCA) mean that interconnection will not be required in existing dwellings (i.e. those that were constructed or approved for construction before 1 May 2015) that are subject to sale, transfer of ownership, rent or hire.

While owners still need to have compliant smoke alarms prior to selling, transferring ownership, renting or hiring a dwelling, these alarms do not need to be interconnected if the dwelling was approved or constructed before 1 May 2015.

For further information on the laws requiring smoke alarms please refer to the Building Commission's 'Smoke alarm laws' fact sheet. For information on smoke alarm requirements for construction of new dwellings, please refer to Industry Bulletin 40.

Disclaimer

The information contained in this bulletin is provided as general information only and should not be relied upon as legal advice or as an accurate statement of the relevant legislation provisions. If you are uncertain as to your legal obligations you should obtain independent legal advice.

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