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## **SMOKE ALARMS IN EXISTING HOMES – NEW LAWS**

As of 1 October 2009, mains powered smoke alarms are to be installed in all dwellings, units and the residential portions of Class 9 buildings that are subject to sale, lease or hire.

### **Homes for Sale**

From 1 October 2009, Owners (Vendors) must ensure that hard-wired smoke alarms are installed by an electrical contractor prior to the transfer of the property to the new owner. Where the Vendors fail to do so, the new owner must fit the alarms and may recover the costs in Court.

### **Rental Properties**

Landlords must ensure that hard-wired smoke alarms are installed prior to the commencement of a new lease and also ensure smoke alarms are maintained in working order.

Dwellings being made available for hire must also have hardwired smoke alarms installed.

All rental properties must be fitted with hard-wired smoke alarms before 1<sup>st</sup> October 2011.

### **Battery Powered Smoke Alarms**

The City's Building Services will only consider granting approval (on submission of an application) to the installation of battery powered smoke alarms (with a minimum of a 10 year life battery that can not be removed) in lieu of mains powered smoke alarms only where the following exceptional circumstances exist in the opinion of the City's Building Services:

- Connection to the mains power supply would involve –
  - a) A sufficient problem of a structural nature.
  - b) A sufficient problem of any other nature, the cause of which is not within the control of the owner.

### **Penalty**

A penalty of \$5,000 is enforceable where a Vendor or Landlord fails to install mains powered smoke alarms by the above dates in the above circumstances.

### **\*\* DISCLAIMER \*\***

This information sheet is a guide only. Verification with original and current Building Codes, Local Laws, Acts, Planning Schemes, and other relevant documents is recommended for detailed references. The City of Albany accepts no responsibility for errors or omissions.