



SMOKE ALARM SAFETY ACTIVITIES

RESIDENTIAL TENANCIES REGULATIONS 2021

– SCHEDULE 3 – SAFETY-RELATED ACTIVITIES.

1. The residential rental provider must ensure that:

- a. each smoke alarm is correctly installed and in working condition;
- b. each smoke alarm is tested according to the manufacturer's instructions at least once every 12 months;
- c. the batteries in each smoke alarm are replaced as required.

2. The residential rental provider must immediately arrange for a smoke alarm to be repaired or replaced as an urgent repair if they are notified by the renter that it is not in working order.

Note - Repair or replacement of a hard-wired smoke alarm must be undertaken by a suitably qualified person.

3. The residential rental provider, on or before the commencement of the residential rental agreement, must provide the renter with the following information in writing:

- a. information about how each smoke alarm in the rented premises operates;
- b. information about how to test each smoke alarm in the rented premises;
- c. information about the renter's obligations to not tamper with any smoke alarms and to report if a smoke alarm in the rented premises is not in working order.

4. The renter must give written notice to the residential rental provider as soon as practicable after becoming aware that a smoke alarm in the rented premises is not in working order.

Note - Regulations made under the Building Act 1993 require smoke alarms to be installed in all residential buildings.