

C.F. STRATA MANAGEMENT

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INFORMATION SHEET - SMOKE ALARM REGULATION 2006

The NSW Government Gazetted the smoke alarms regulation 2006. In summary the regulation calls for the OWNER of the dwelling within a residential strata scheme, detached house, villa and town house to install compliant smoke alarms, where smoke alarms are not currently installed.

Below is a table of building type and the required smoke alarm, as issued by the NSW planning department.

TYPE OF BUILDING	TYPE OF SMOKE ALARM
Private Dwellings * Class 1a buildings (e.g. detached houses, terrace house, town house, villa units) * Class 2 Buildings (e.g. apartments, home units, flats) * Class 4 parts of Buildings (e.g. caretakers flats, single residences above shops)	Australian Standard AS 3786 compliant: * hard-wired to the mains electricity power supply (with battery backup), or * Powered by a battery. * We note that there is a Smoke Alarm with a sealed 10 Year lithium battery available. (Owner's choice)

To obtain further information and the location of where smoke alarms should be fitted please go to www.planning.nsw.gov.au then search for requirements for smoke alarms.

Owners & Residents are reminded that smoke alarms / detectors should not be altered in any way

The maintenance of Individual smoke alarms / detectors is the responsibility of the Owner / Agent and not the Owners Corporation.

Finally should you have any concerns if your smoke alarm / detector is operating properly, it is strongly suggest that arrange for it to be checked.

Please note that this is a general information sheet and is a guide only. Please note that the above is a guide only and should not be taken as legal advice or the like. Owners should rely on their own investigations. Each strata plan may or may not have additional fire safety measures. C. F. Strata Management disclaims liability for negligence or the like in any way connected to this information sheet.

Sbs / std docs / cfm bus letters / web info sheets - smoke reg 2006