



Selling your House

Here's what you need to do to comply with the current legislation with regard your smoke alarm installation.

- All homes or units being sold or leased, or existing leases renewed, will require hardwired photoelectric, interconnected smoke alarms. Non-removable 10-year battery smoke alarms can be installed in place.
- Smoke alarms in the dwelling must:
 - be photoelectric (AS3786-2014);
 - Be hardwired to the mains power supply, if currently hardwired. Otherwise, smoke alarms can be either hardwired or powered by a non removable 10 yr battery or a combination of both.
- be interconnected with every other smoke alarm in the dwelling so all activate together.
- The legislation requires smoke alarms must be installed in the following locations:
 - on each storey
 - in each bedroom
 - if there is no hallway, between the bedroom and other parts of the storey; and
 - if there are no bedrooms on a storey, at least one smoke alarm must be installed in the most likely path of travel to exit the dwelling.
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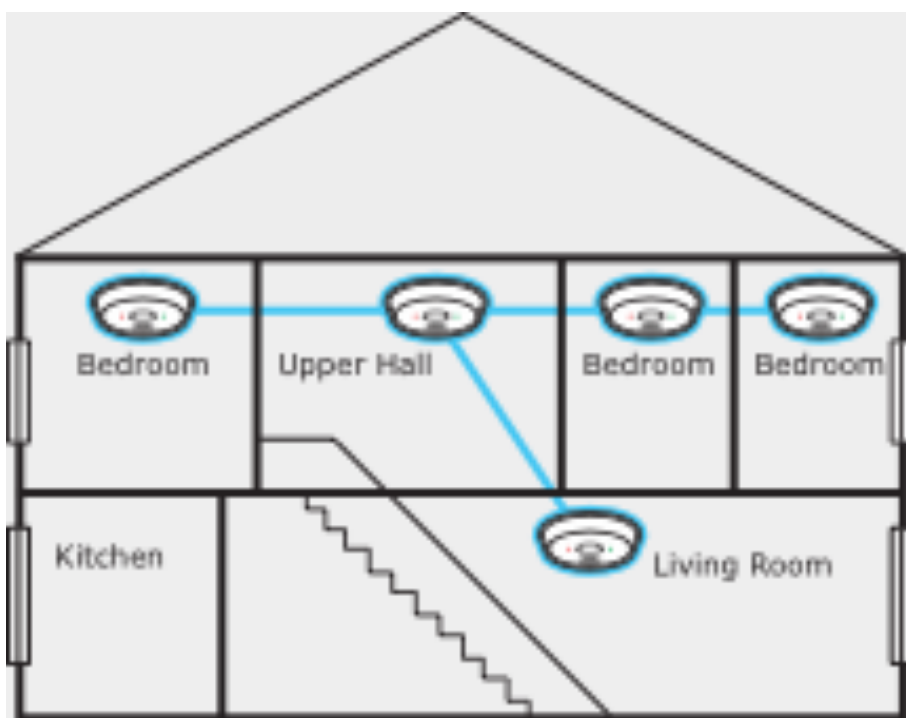
Do not let real estate agents bully you to do anything else.

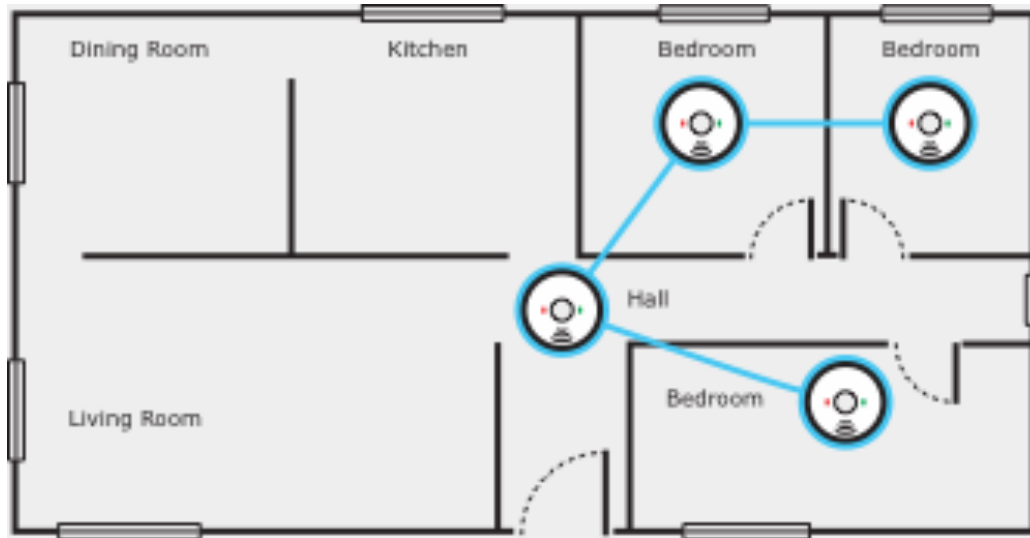
There is no legal requirement.

- The property seller must declare on a “form 24” to the buyer as part of the transfer process that this obligation has been discharged.

Where to put your alarms

Exactly where should they be placed?





Where practicable smoke alarms must be placed on the ceiling.

Smoke alarms must not be placed within:

- 300mm of a corner of a ceiling and a wall
- 300mm of a light fitting
- 400mm of an air-conditioning vent
- 400mm of the blades of a ceiling fan.

There are special requirements for stairways, sloping ceilings, and ceilings with exposed beams.

Avoid installing smoke alarms in dead air space. This is an area in which trapped hot air will prevent smoke from reaching the alarm. The space generally occurs at the apex of cathedral ceilings, the corner junction of walls and ceiling, and between exposed floor joists.

Avoiding nuisance alarms

Every dwelling is different so you will need to assess yours. Avoid installing smoke alarms near windows, doors, fans or air-conditioners. Excessive air movement may prevent smoke and gases from reaching the smoke alarm or cause nuisance alarms.

Accidental alarms can be a nuisance and become dangerous if home owners remove the alarm batteries or disable an interconnected system to silence the alarm.

Nuisance alarms can be avoided by not placing alarms in or near kitchens where cooking smoke can set them off, or in or near bathrooms where steam often causes accidental alarms.

Also avoid insect infested areas, as insects can trigger an alarm.