

**Yvette Berry MLA**

Deputy Chief Minister  
Minister for Education and Early Childhood  
Minister for Homes and New Suburbs  
Minister for Sport and Recreation

Member for Ginninderra

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**RESPONSE TO QUESTION ON NOTICE**

**Questions on Notice Paper No 5**

**Friday, 11 April 2025**

**Question No. 267**

**Mr. Cain MLA:** To ask the Minister for Homes and New Suburbs

1. What is Housing ACT's policy on checking and replacing smoke alarms in Housing ACT properties.
2. Who has responsibility for checking and replacing smoke alarms in Housing ACT properties, tenants or Housing ACT housing managers or officials.
3. What is the frequency for Housing ACT housing managers or officials to check and, if appropriate, replace smoke alarms in Housing ACT properties.
4. What is Housing ACT's policy on checking and replacing smoke alarms in Housing ACT (a) properties with elderly tenants and (b) Aged Person Units.
5. How many reports of faulty or expired smoke alarms has Housing ACT received in 2024-2025 to date.
6. How many reports of faulty or expired smoke alarms did Housing ACT receive in (a) 2023-2024 and (b) 2022-2023.

**Yvette Berry MLA** - The answer to the Member's question is as follows:

1. In accordance with the *Residential Tenancies Act 1997*, Housing ACT installs and maintains smoke alarms in Housing ACT properties. The *Residential Tenancies Act 1997* requires the landlord to install a working smoke alarm that complies with AS3876.
2. There is no legislated requirement to check smoke alarms in the ACT, however, Housing ACT Housing Managers check that smoke alarms are operational during annual routine inspections. Tenants are responsible for replacing smoke alarm batteries as required. If required, replacement of the smoke alarm unit is the responsibility of Housing ACT. Additionally, it is standard practice for smoke alarms to be checked any time an electrician attends the property.



3. Housing ACT Housing Managers check that smoke alarms are operational during annual routine inspections. If a faulty alarm is detected, the Housing Manager will raise a priority work order to replace the smoke alarm.

4. Please refer to answer to question 3.

5. and 6. The total number of work orders related to smoke alarms are as below:

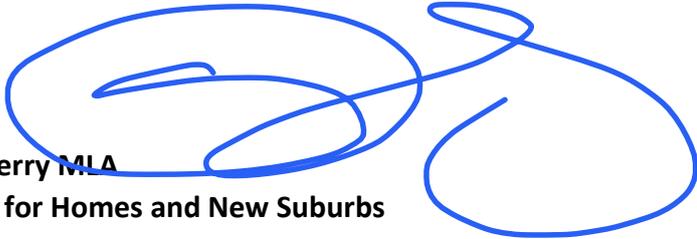
FY2024-25 to date - is 938 responsive and 799 cyclical/planned.

FY2023-24 - 1497 responsive and 885 cyclical/planned.

FY2022-23 - 62 responsive and 2015 cyclical/planned.

Please note: Work orders related to smoke alarms are not representative of only faulty or expired alarms as the cause is not an available data point.

**Approved for circulation to the Member and incorporation into Hansard.**

  
**Yvette Berry MLA**  
**Minister for Homes and New Suburbs**

Date: 06/05/25

This response required 20 minutes to complete, at an approximate cost of \$27.18.