



Australian College of Professionals, Level 10 99 York Street, Sydney, 2000  
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## UPCOMING CPD COURSES

### Sydney

Sales or Prop Mgmt

**Fri 26<sup>th</sup> Oct**

### Sydney

Commercial Leasing

**Tues 30<sup>th</sup> Oct**

### Blue Mountains

Sales and Prop Mgmt

**Wed 31<sup>st</sup> Oct**

### Coffs Harbour

Sales & Prop Mgmt (AM)  
or Strata (PM)

**Mon 5<sup>th</sup> Nov**

### Sydney

Business Broking

**Thurs 8<sup>th</sup> Nov**

### Castle Hill

Sales or Prop Mgmt

**Fri 9<sup>th</sup> Nov**

### Freshwater

Sales and Prop Mgmt

**Fri 16<sup>th</sup> Nov**

See our website for our schedule  
of **2hr CPD Breakfast Seminars**

## Strata and Smoke Detector Responsibility

Since our newsletter regarding smoke detectors in September, we have had a number of enquiries relating to the responsibility for maintenance of smoke detectors in strata complexes. These questions have come from strata managers and property managers, as the issue affects both roles.



The basic rule is as follows:

**Repair and maintenance of smoke alarms is an individual owner's (lot owner/landlord) responsibility with the only exception to this requirement being if the smoke alarm was installed at the time the building was constructed. Then it is the responsibility of the Owners Corporation for the repairs and maintenance to the systems. However, the resident remains responsible for regular replacement of the batteries for all battery-powered alarms.**

This has been confirmed by Land and Property Information, who released a circular outlining who is responsible for items and areas in a strata scheme. It is stated in the circular that the Owners Corporation is responsible for the repair and maintenance of smoke detectors if they are connected to the fire board in a building. Individual lot owners are responsible for the repair and maintenance of smoke detectors within their lots.



So if the smoke detectors were installed because a strata scheme did not pass its Fire Safety Certificate, the individual lot owners are personally responsible for the repair and maintenance of the smoke detectors.

**UPCOMING  
CERTIFICATE OF  
REGISTRATION  
COURSES**

**Liverpool**

Weekend Course

**Sat 27<sup>th</sup> & Sun 28<sup>th</sup> Oct**

**Central Coast**

(Dist Ed + 1 day tutorial)

**Tues 6<sup>th</sup> Nov**

**Coffs Harbour**

(Dist Ed + 1 day tutorial)

**Tues 6<sup>th</sup> Nov**

**Castle Hill**

**Mon 5<sup>th</sup> – Wed 7<sup>th</sup> Nov**

**Penrith**

(Dist Ed + 1 day tutorial)

**Tues 12<sup>th</sup> Nov**

**Freshwater**

(Dist Ed + 1 day tutorial)

**Thurs 15<sup>th</sup> Nov**

**Sydney CBD**

**Mon 19<sup>th</sup> – Wed 21<sup>st</sup> Nov**

**Castle Hill**

**Mon 3<sup>rd</sup> – Wed 5<sup>th</sup> Dec**

**Newcastle**

(Dist Ed + 1 day tutorial)

**Tues 11<sup>th</sup> Dec**

**Sydney CBD**

**Mon 17<sup>th</sup> – Wed 19<sup>th</sup> Dec**

It was noted in our September newsletter that The Environmental Planning and Assessment Regulation 2000 was amended in 2006 to include comprehensive guidelines for the installation of smoke alarms in residential properties [see Part 9, Division 7A]. This Regulation calls for owners of a dwelling within a residential scheme, not the owner's corporation, to install compliant smoke alarms where smoke alarms are not currently installed. The cost of the installation is to be met by the individual owner.

This regulation also makes provisions to enable a lot owner to install the smoke alarms without the need to seek consent from the Owners Corporation to drill into common property (the ceiling) to affix them, at the lot owner's cost.

It should be reinforced that the owner of a strata lot, who leases the strata lot, is responsible for the installation of smoke alarms in rented premises.

Find out more about  
**Government Funded Training**

Call Steph on 1300 88 48 10!

**From our office.....**

The College is excited to announce that our Academic Co-ordinator, Michelle Ludlow has given birth to a most beautiful little girl, Mya Dominique. Mya's big sisters, Jorja and Briellyn have taken on their roles with great enthusiasm and dad, Shayne is now totally outnumbered by all his girls – even the dog is a female!! Our best wishes go to the Ludlow family at such a happy time.

Visit us at Lake Macquarie

We will be at the

**JOBS AND SKILLS EXPO**

Time: 10.00am to 3.00pm

Date: Thursday, 25th October 2012

Venue: Lake Macquarie PCYC