



Department of Government Services

Level 5
1 Macarthur Street
East Melbourne Victoria 3002
Telephone: (03) 9651 5111
dgs.vic.gov.au

Our ref: BSEC-260300295

Niels Gabriels
Coroner's Registrar
Coroners Court of Victoria
By email: cpuresponses@coronerscourt.vic.gov.au.

Dear Mr Gabriels

Coronial investigation into the death of Rosendo Ortiz – your ref COR 2019 005734

I refer to your letter to Consumer Affairs Victoria (CAV) dated 12 March 2026 regarding the death of Rosendo Ortiz.

First, I was saddened to learn about the tragic death of Mr Ortiz and would like to extend my condolences to his family.

In line with your request, I am responding to outline CAV's actions regarding the Coroners Court Victoria's (CCV) recommendations that CAV consult with Fire Rescue Victoria and the Country Fire Authority to introduce an auditable regulatory compliance inspection process for domestic smoke alarms as part of the sale of residential property.

Victoria's building laws require smoke alarms in all residential properties, and the Building and Plumbing Commission (BPC) is responsible for monitoring and enforcing compliance. The Coroners Court made separate recommendations to the BPC in relation to these coronial investigations.

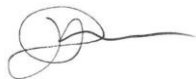
Recent reforms to the *Residential Tenancies Act 1997* have expanded the requirement for annual smoke alarm safety checks to all residential rental properties in Victoria, regardless of when the rental agreement commenced.

However, there is currently no legislative requirement for vendors or estate agents to ensure that smoke alarms have been checked as part of the sale of a residential property. As a result, it is not presently possible to establish a regulatory compliance program for smoke alarms within the residential property sale process.

In response to the Court's findings, the Department of Government Services (DGS) will consider potential future reform to require both a check of smoke alarms, and certification that they are in working order, as part of the requirements applying to the sale of residential property.

Before any further advice is provided to the Minister for Consumer Affairs, DGS will consult with Fire Rescue Victoria (FRV) and the Country Fire Authority (CFA) on the merits and practical implications of any proposed reform.

Yours sincerely



Dan Harper

A/Deputy Secretary Consumer Affairs and Local Government Victoria, DGS

17 / 07 / 2026