



QLD: Fire Regulations and Fire Door Compliance

Question: Who can Queensland bodies corporate contact for help with fire safety compliance costs and reviews?

Our body corporate faces significant ongoing expenses to meet Queensland's fire safety requirements. The legislation requires monthly, quarterly, six-monthly, and annual testing as well as regular equipment replacement. In the past four years, we have had to replace the fire hydrant, building pump, reels, check valves, extinguishers, and more. The costs keep escalating.

We have a six-storey concrete block building, yet the four-storey building next door has very little expense. The local fire service acknowledges our concerns but has no authority to review the legislation. Does Queensland have an Ombudsman or government body that reviews these requirements, and who can we contact for assistance with fire safety compliance, reviews, or costs?

Answer: The regulatory approach may at times feel overly prescriptive, particularly where the risk profile appears low.

In Queensland, the responsibility for fire safety legislation lies primarily with the Department of Housing, Local Government, Planning and Public Works, which oversees building legislation, and the Queensland Fire and Emergency Services (QFES), which enforces compliance but does not have authority to amend legislation.

There is no specific Fire Safety Ombudsman in Queensland, but for concerns regarding regulatory impact or the need for legislative review, you may wish to direct your inquiry to:

- The Minister for Fire and Emergency Services
- The Queensland Building and Construction Commission (QBCC) regulates building practitioners and may be able to direct you to relevant policy teams
- The Queensland Productivity Commission, who sometimes review regulatory burdens in sectors

While comparisons with neighbouring buildings can highlight disparities, fire safety obligations are determined based on building classification, use, and design (e.g., storeys, fire compartments, occupancy), not just age or construction material. Nonetheless, we acknowledge that the regulatory approach may at times feel overly prescriptive, particularly where the risk profile appears low.



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