



Queensland

# Fire Services and Other Legislation Amendment Regulation 2025

## Subordinate Legislation 2025 No. 53

made under the

*Building Act 1975*

*Fire Services Act 1990*

*State Penalties Enforcement Act 1999*

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## Part 1 Preliminary

### 1 Short title

This regulation may be cited as the *Fire Services and Other Legislation Amendment Regulation 2025*.

### 2 Commencement

Sections 17 and 18 commence on 1 July 2025.

## Part 2 Amendment of Building Fire Safety Regulation 2008

### 3 Regulation amended

This part amends the *Building Fire Safety Regulation 2008*.

### 4 Amendment of s 16 (Limits on the number of persons in a building)

(1) Section 16(1)(c), ‘part D1.13’—

*omit, insert—*

part D2D18

(2) Section 16(2), ‘part D1.6’—

*omit, insert—*

parts D2D8(2), (3) and (4) and D2D11

### 5 Amendment of s 24 (Fire and evacuation plan to include and reflect fire safety management procedure)

Section 24(1), examples, eighth dot point, ‘BCA, part E1.5, table E1.5, note 3, paragraph (a)’—

*omit, insert—*

[s 6]

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the BCA, part E1D13, paragraph (2)(a)

**6 Amendment of s 55C (Prescribed locations for installation of smoke alarms—Act, s 104RBA)**

(1) Section 55C, heading—

*omit, insert—*

**55C Required places for installation of smoke alarms—Act, s 147Z**

(2) Section 55C(1)—

*omit, insert—*

(1) A place in each location in a domestic dwelling mentioned in subsection (2), that also complies with subsection (3), is required for section 147Z(4) of the Act.

**7 Amendment of s 55D (Prescribed ways of powering smoke alarms—Act, s 104RBA)**

(1) Section 55D, heading—

*omit, insert—*

**55D Ways of powering smoke alarms—Act, s 147Z**

(2) Section 55D, from ‘For section’ to ‘ways of’—

*omit, insert—*

For section 147Z(5)(a) of the Act, the ways prescribed for

**8 Amendment of s 55E (Prescribed additional requirements for smoke alarms—Act, s 104RBA)**

(1) Section 55E, heading—

*omit, insert—*

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**55E Other requirements for smoke alarms— Act, s 147Z**

- (2) Section 55E(1), ‘For section 104RBA(5)(b),’—

*omit, insert—*

For section 147Z(5)(b) of the Act, the other requirements prescribed are that

**9 Amendment of s 71 (Keeping plans and other particular documents)**

- Section 71(1)(c)(i), ‘section 104O(1)(a)’—

*omit, insert—*

section 146O(1)(a)

**10 Amendment of sch 2 (Fees for assessment and inspection of required special fire services)**

- Schedule 2, part 2, item 16, ‘clause E1.10’—

*omit, insert—*

part E1D17

**11 Amendment of sch 3 (Dictionary)**

- (1) Schedule 3, definition *appropriately qualified person*, paragraph (a)(i)(A) and (B)—

*omit, insert—*

(A) stated in the *Plumbing and Drainage Regulation 2019*, schedule 4, part 3, items 4 to 6;  
or

(B) stated in the *Plumbing and Drainage Regulation 2019*, schedule 4, part 4, items 3 and 4; or



brigade that has the function of extinguishing fire.

**14 Amendment of s 7A (Property that is not prescribed property—Act, s 152E, definition *prescribed property*, paragraph (e))**

- (1) Section 7A, heading, ‘, definition *prescribed property*, paragraph (e)’—

*omit.*

- (2) Section 7A(1), ‘paragraph (e), the following are prescribed’—

*omit, insert—*

each of the following classes of property is prescribed not to be prescribed property

**15 Amendment of s 8 (Levy classes for levy districts—Act, s 152I)**

- (1) Section 8, heading, after ‘districts’—

*insert—*

**generally**

- (2) Section 8, before subsection (1)—

*insert—*

(1AA) For the financial year starting on 1 July 2025, this section applies in relation to the levy class of a levy district subject to section 8A.

**16 Insertion of new s 8A**

After section 8—

*insert—*

**8A Levy classes for particular levy districts for financial year starting 1 July 2025—Act, s 152I**

- (1) This section applies in relation to the levy class of a levy district, other than the levy district of

[s 17]

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Yelarbon, for the financial year starting on 1 July 2025.

- (2) The levy class of the levy district for the financial year starting on 1 July 2025 is the levy class that applied in relation to the levy district under section 8(1), (2), (3), (4) or (5) for the financial year starting on 1 July 2024.

**17 Amendment of sch 1 (Levy classes of particular levy districts)**

Schedule 1, entry for Yelarbon—

*omit.*

**18 Replacement of sch 2 (Annual contributions of owners of prescribed properties)**

Schedule 2—

*omit, insert—*

**Schedule 2 Annual contributions of owners of prescribed properties**

sections 9, 10 and 11

**Column 1  
Category**

**Column 2  
Annual contribution**

**\$**

**Levy group 1**

<b>Column 1 Category</b>	<b>Column 2 Annual contribution</b>	<b>\$</b>
1.01 Advertising hoarding	class A	68.40
1.02 Jetty	class B	51.40
1.03 Park or garden with no improvements other than fences or gardens	class C	39.40
	class D	30.00
1.04 Vacant land, including vacant land with fence	class E	30.00
<b>Levy group 2</b>		
2.01 Car park (1 level)	class A	251.60
2.02 Cemetery	class B	199.40
2.03 Club that is not licensed premises	class C	147.20
	class D	123.00
2.04 Farm, or area used for grazing, with dwelling house	class E	123.00
2.05 Industry (light, service or offensive) (gross floor area of less than 51m <sup>2</sup> )		
2.06 Mini storage unit (gross floor area of not more than 85m <sup>2</sup> )		
2.07 Office, shop or commercial premises, other than drive-in shopping centre (not more than 2 levels, gross floor area of less than 51m <sup>2</sup> )		
2.08 Outbuilding		
2.09 Park or garden, with building		
2.10 Plant nursery		

[s 18]

<b>Column 1 Category</b>	<b>Column 2 Annual contribution</b>	<b>\$</b>
2.11 Residential flats or units that are not lots (not more than 2 flats or units)		
2.12 Residential unit that is a lot		
2.13 Single unit residence		
2.14 Walkway (suspended or underground)		
2.15 Transformer, substation, television or radio transmission tower		
<b>Levy group 3</b>		
3.01 Caravan park (not more than 50 sites)	class A	611.60
3.02 Car park (2 levels)	class B	487.00
3.03 QEC service premises or education and care service premises	class C	363.00
	class D	302.60
3.04 Church, church hall or community hall	class E	302.60
3.05 Club that is licensed premises (not more than 2 levels)		
3.06 Community protection centre		
3.07 Construction site		
3.08 Day care centre for aged or disabled persons		
3.09 Forest used for commercial growing or harvesting of timber (less than 10ha)		
3.10 Funeral parlour		

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<b>Column 1 Category</b>	<b>Column 2 Annual contribution</b>
	<b>\$</b>
3.11 Guest house or hostel, with shared bathroom facilities (not more than 2 levels)	
3.12 Industry (light, service or offensive) (gross floor area of 51–500m <sup>2</sup> )	
3.13 Library, museum, art gallery or zoo	
3.14 Marina, non-residential	
3.15 Mini storage unit (gross floor area of more than 85m <sup>2</sup> )	
3.16 Office, shop or commercial premises, other than drive-in shopping centre (not more than 2 levels, gross floor area of 51–250m <sup>2</sup> )	
3.17 Outdoor storage area (less than 2,025m <sup>2</sup> )	
3.18 Residential flats or units that are not lots (more than 2 flats or units, not more than 2 levels)	
3.19 Restaurant, including floating restaurant, that is not licensed premises	
3.20 Outdoor sales area (less than 2,025m <sup>2</sup> )	
3.21 Service station	

#### **Levy group 4**

[s 18]

<b>Column 1 Category</b>	<b>Column 2 Annual contribution</b>	<b>\$</b>
4.01 Caravan park (51–100 sites)	class A	1,229.20
4.02 Car park (3–4 levels)	class B	981.20
4.03 Drive-in shopping centre (area devoted to buildings, roadways, parking and landscaping of less than 4,050m <sup>2</sup> )	class C	734.00
	class D	611.60
	class E	611.60
4.04 Drive-in theatre		
4.05 Guest house or hostel, with shared bathroom facilities (3–4 levels)		
4.06 Hotel or motel (not more than 2 levels)		
4.07 Industry (light, service or offensive) (gross floor area of 501–1,125m <sup>2</sup> )		
4.08 Office, shop or commercial premises, other than drive-in shopping centre (not more than 2 levels, gross floor area of 251–500m <sup>2</sup> )		
4.09 Outdoor storage area (2,025–4,050m <sup>2</sup> )		
4.10 Residential flats or units that are not lots (more than 2 flats or units, 3–4 levels)		
4.11 Restaurant, including floating restaurant, that is licensed premises		
4.12 Outdoor sales area (2,025–4,050m <sup>2</sup> )		
4.13 School (non-boarding) (not more than 100 pupils)		
4.14 Theatre or cinema complex, not part of drive-in shopping centre (1 auditorium)		

<b>Column 1 Category</b>	<b>Column 2 Annual contribution</b>	<b>\$</b>
4.15 Tourist attraction (less than 4,050m <sup>2</sup> )		
<b>Levy group 5</b>		
5.01 Airfield	class A	2,023.40
5.02 Caravan park (more than 100 sites)	class B	1,613.00
5.03 Deagon Training Complex	class C	1,207.80
5.04 Drive-in shopping centre (area devoted to buildings, roadways, parking and landscaping of 4,050–7,500m <sup>2</sup> )	class D	1,005.40
5.05 Forest used for commercial growing or harvesting of timber (10–40ha)	class E	1,005.40
5.06 Industry (extractive) (less than 10,001m <sup>2</sup> )		
5.07 Industry (light, service or offensive) (gross floor area of 1,126–2,000m <sup>2</sup> )		
5.08 Office, shop or commercial premises, other than drive-in shopping centre (not more than 2 levels, gross floor area of 501–1,012m <sup>2</sup> )		
5.09 Office, shop or commercial premises, other than drive-in shopping centre (3–4 levels, gross floor area of less than 601m <sup>2</sup> )		
5.10 Oil or fuel depot, including refinery (licensed capacity of less than 1,000,000L)		
5.11 School (non-boarding) (101–500 pupils)		

[s 18]

<b>Column 1 Category</b>	<b>Column 2 Annual contribution</b>	<b>\$</b>
5.12 Showground or racecourse, other than major Brisbane venue		
5.13 Tourist attraction (4,050–10,000m <sup>2</sup> )		
<b>Levy group 6</b>		
6.01 Car park (more than 4 levels)	class A	3,629.60
6.02 Club that is licensed premises (3–4 levels)	class B	2,902.00
6.03 Drive-in shopping centre (area devoted to buildings, roadways, parking and landscaping of 7,501–10,000m <sup>2</sup> )	class C	2,171.40
	class D	1,811.60
	class E	1,811.60
6.04 Guest house or hostel, with shared bathroom facilities (5–6 levels)		
6.05 Hotel or motel (3 levels)		
6.06 Industry (light, service or offensive) (gross floor area of 2,001–3,000m <sup>2</sup> )		
6.07 Office, shop or commercial premises, other than drive-in shopping centre (not more than 2 levels, gross floor area of 1,013–3,500m <sup>2</sup> )		
6.08 Office, shop or commercial premises, other than drive-in shopping centre (3–4 levels, gross floor area of 601–1,012m <sup>2</sup> )		
6.09 Outdoor storage area (more than 4,050m <sup>2</sup> )		
6.10 Residential flats or units that are not lots (more than 2 flats or units, 5–6 levels)		

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<b>Column 1 Category</b>	<b>Column 2 Annual contribution</b>
	<b>\$</b>
6.11 Outdoor sales area (more than 4,050m <sup>2</sup> )	
6.12 School (boarding) (not more than 100 boarders)	
6.13 School (non-boarding) (more than 500 pupils)	
6.14 Tertiary residential quarters	
6.15 Theatre or cinema complex, not part of drive-in shopping centre (2–3 auditoriums)	
6.16 Welfare residence (not more than 50 beds)	

**Levy group 7**

[s 18]

<b>Column 1 Category</b>	<b>Column 2 Annual contribution</b>	<b>\$</b>
7.01 Forest used for commercial growing or harvesting of timber (more than 40ha)	class A	5,927.00
	class B	4,736.80
7.02 Guest house or hostel, with shared bathroom facilities (more than 6 levels)	class C	3,553.80
	class D	2,960.40
7.03 Hospital (not more than 50 beds)	class E	1,811.60
7.04 Industry (light, service or offensive) (gross floor area of 3,001–4,000m <sup>2</sup> )		
7.05 Office, shop or commercial premises, other than drive-in shopping centre (not more than 2 levels, gross floor area of 3,501–5,500m <sup>2</sup> )		
7.06 Office, shop or commercial premises, other than drive-in shopping centre (3–4 levels, gross floor area of 1,013–3,500m <sup>2</sup> )		
7.07 Residential flats or units that are not lots (more than 2 flats or units, 7–10 levels)		
7.08 Tavern		
7.09 Theatre or cinema complex, not part of drive-in shopping centre (4–6 auditoriums)		

**Levy group 8**

<b>Column 1 Category</b>	<b>Column 2 Annual contribution</b>	<b>\$</b>
8.01 Drive-in shopping centre (area devoted to buildings, roadways, parking and landscaping of 10,001–15,000m <sup>2</sup> )	class A	9,067.00
	class B	7,132.80
	class C	5,436.20
8.02 Hotel or motel (4 levels)	class D	4,531.40
8.03 Industry (extractive) (10,001–20,000m <sup>2</sup> )	class E	1,811.60
8.04 Industry (light, service or offensive) (gross floor area of 4,001–5,500m <sup>2</sup> )		
8.05 Office, shop or commercial premises, other than drive-in shopping centre (not more than 2 levels, gross floor area of more than 5,500m <sup>2</sup> )		
8.06 Office, shop or commercial premises, other than drive-in shopping centre (3–4 levels, gross floor area of 3,501–5,500m <sup>2</sup> )		
8.07 Oil or fuel depot, including refinery (licensed capacity of 1,000,000–25,000,000L)		
8.08 Residential flats or units that are not lots (more than 2 flats or units, 11–15 levels)		
8.09 Tertiary education institution (not more than 500 students)		
8.10 Theatre or cinema complex, not part of drive-in shopping centre (more than 6 auditoriums)		
8.11 Tourist attraction (more than 10,000m <sup>2</sup> )		
8.12 Welfare residence (51–100 beds)		

[s 18]

<b>Column 1 Category</b>	<b>Column 2 Annual contribution</b>	<b>\$</b>
<b>Levy group 9</b>		
9.01 Albion Park Raceway	class A	16,094.40
9.02 Club that is licensed premises (more than 4 levels)	class B	12,871.40
	class C	9,652.20
9.03 Doomben Racecourse	class D	8,043.00
9.04 Drive-in shopping centre (area devoted to buildings, roadways, parking and landscaping of 15,001–20,000m <sup>2</sup> )	class E	1,811.60
9.05 Eagle Farm Racecourse		
9.06 Hospital (51–100 beds)		
9.07 Hotel or motel (5–6 levels)		
9.08 Industry (heavy) (gross floor area of less than 3,001m <sup>2</sup> )		
9.09 Industry (light, service or offensive) (gross floor area of 5,501–7,500m <sup>2</sup> )		
9.10 Office, shop or commercial premises, other than drive-in shopping centre (3–4 levels, gross floor area of more than 5,500m <sup>2</sup> )		
9.11 Office, shop or commercial premises, other than drive-in shopping centre (5–6 levels)		
9.12 Residential flats or units that are not lots (more than 2 flats or units, more than 15 levels)		

<b>Column 1 Category</b>	<b>Column 2 Annual contribution</b>	<b>\$</b>
9.13 Royal National Agricultural and Industrial Association of Queensland showground		
9.14 School (boarding) (more than 100 boarders)		
9.15 Tertiary education institution (501–1,000 students)		
9.16 Welfare residence (101–200 beds)		
<b>Levy group 10</b>		
10.01 Drive-in shopping centre (area devoted to buildings, roadways, parking and landscaping of 20,001–30,000m <sup>2</sup> )	class A	33,048.60
	class B	26,436.00
	class C	19,820.80
10.02 Hospital (101–200 beds)	class D	16,521.60
10.03 Industry (extractive) (more than 20,000m <sup>2</sup> )	class E	1,811.60
10.04 Industry (heavy) (gross floor area of 3,001–7,500m <sup>2</sup> )		
10.05 Industry (light, service or offensive) (gross floor area of more than 7,500m <sup>2</sup> )		
10.06 Office, shop or commercial premises, other than drive-in shopping centre (7–10 levels)		
10.07 Welfare residence (201–500 beds)		

**Levy group 11**

[s 18]

<b>Column 1 Category</b>	<b>Column 2 Annual contribution</b>	
		<b>\$</b>
11.01 Drive-in shopping centre (area devoted to buildings, roadways, parking and landscaping of 30,001–40,000m <sup>2</sup> )	class A	55,949.60
	class B	44,758.80
	class C	33,569.80
11.02 Hospital (201–500 beds)	class D	27,970.00
11.03 Hotel or motel (7–10 levels)	class E	1,811.60
11.04 Industry (heavy) (gross floor area of 7,501–15,000m <sup>2</sup> )		
11.05 Office, shop or commercial premises, other than drive-in shopping centre (11–20 levels)		
11.06 Oil or fuel depot, including refinery (licensed capacity of 25,000,001–50,000,000L)		
11.07 Tertiary education institution (1,001–5,000 students)		
11.08 Welfare residence (more than 500 beds)		
<b>Levy group 12</b>		
12.01 Brewery (gross floor area of more than 15,000m <sup>2</sup> )	class A	103,436.80
	class B	82,744.80
12.02 Bulk sugar terminal	class C	62,060.00
12.03 Distillery (gross floor area of more than 15,000m <sup>2</sup> )	class D	51,715.20
	class E	1,811.60
12.04 Drive-in shopping centre (area devoted to buildings, roadways, parking and landscaping of 40,001–60,000m <sup>2</sup> )		

<b>Column 1 Category</b>	<b>Column 2 Annual contribution</b>
	<b>\$</b>
12.05 Hospital (more than 500 beds)	
12.06 Hotel or motel (11–16 levels)	
12.07 Industry (heavy) (gross floor area of more than 15,000m <sup>2</sup> )	
12.08 Office, shop or commercial premises, other than drive-in shopping centre (21–29 levels)	
12.09 Oil or fuel depot, including refinery (licensed capacity of 50,000,001–100,000,000L)	
12.10 Resort complex (gross floor area of less than 18,000m <sup>2</sup> )	
12.11 Sugar mill, sugar factory or sugar refinery	
<b>Levy group 13</b>	
13.01 Bulk coal terminal	class A 118,572.80
13.02 Drive-in shopping centre (1 shopping level, area devoted to buildings, roadways, parking and landscaping of more than 60,000m <sup>2</sup> )	class B 94,855.80
	class C 71,139.40
	class D 59,281.80
13.03 Hotel or motel (17–25 levels)	class E 1,811.60
13.04 Office, shop or commercial premises, other than drive-in shopping centre (30–40 levels)	
13.05 Oil or fuel depot, including refinery (licensed capacity of 100,000,001–150,000,000L)	

[s 18]

<b>Column 1 Category</b>	<b>Column 2 Annual contribution</b>
	<b>\$</b>
13.06 Power station	
13.07 Resort complex (gross floor area of 18,000–35,000m <sup>2</sup> )	
13.08 Tertiary education institution (5,001–10,000 students)	
<b>Levy group 14</b>	
14.01 Casino, including any accommodation, entertainment and restaurant facilities (not more than 20 levels)	class A 177,865.00 class B 142,292.40 class C 106,715.40
14.02 Drive-in shopping centre (more than 1 shopping level, area devoted to buildings, roadways, parking and landscaping of 60,001–100,000m <sup>2</sup> )	class D 88,927.40 class E 1,811.60
14.03 Hotel or motel (more than 25 levels)	
14.04 Integrated office, shop and commercial complex (more than 5 levels, underground parking facilities for more than 1,000 vehicles and underground bus interchange)	
14.05 Metal refinery or smelter	
14.06 Office, shop or commercial premises, other than drive-in shopping centre (more than 40 levels)	
14.07 Oil or fuel depot, including refinery (licensed capacity of 150,000,001–200,000,000L)	

<b>Column 1 Category</b>	<b>Column 2 Annual contribution</b>	<b>\$</b>
14.08 Resort complex (gross floor area of more than 35,000m <sup>2</sup> )		
<b>Levy group 15</b>		
15.01 Drive-in shopping centre (more than 1 shopping level, area devoted to buildings, roadways, parking and landscaping of more than 100,000m <sup>2</sup> )	class A	296,442.40
	class B	237,152.80
	class C	177,862.40
15.02 Oil or fuel depot, including refinery (licensed capacity of 200,000,001–250,000,000L)	class D	148,217.60
	class E	1,811.60
15.03 Tertiary education institution (more than 10,000 students)		
<b>Levy group 16</b>		
16.01 Casino, including any accommodation, entertainment and restaurant facilities (more than 20 levels)	class A	494,080.00
	class B	395,263.60
	class C	296,442.40
16.02 Oil or fuel depot, including refinery (licensed capacity of more than 250,000,000L)	class D	247,037.00
	class E	1,811.60

*Note to schedule 2—*

Unless otherwise stated, area in square metres refers to the part of a prescribed property used for the purpose stated in the category in column 1.



ENDNOTES

- 1 Made by the Governor in Council on 19 June 2025.
- 2 Notified on the Queensland legislation website on 20 June 2025.
- 3 The administering agency is the Queensland Fire Department.

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