

RENTAL PROVIDER AUTHORITY:

The Residential Tenancies Regulations 2021 (RTR) now require all Residential Rental Properties to undergo an **Annual Smoke Alarm Safety Service**, a **Two-Yearly Gas Safety** and **Carbon Monoxide Service** and a **Two-Yearly Electrical Safety Service**.

These Services have been made **MANDATORY** to ensure the safety of Residential Rental Properties and their renters.

Collie & Tierney have sourced local contractors for our landlords to complete the **Annual Smoke Alarm Safety Service** and **Two-Yearly Gas & Electrical Compliance Safety checks**.

We understand that these Compliance Checks can be confusing and/or hard to follow, please don't hesitate to reach out to our team, we are more than happy to talk it through with you.

SMOKE ALARM SAFETY SERVICE

Options & pricing** as follows:

- Cashin Electrical:** \$85+GST*
*Only available with the Electrical Safety Check
- JAAZ Electrical:** \$100+GST
- Prolific Electrical:** \$75+GST*
*Only available with the Electrical Safety Check

ELECTRICAL SAFETY SERVICE

Options & pricing** as follows:

- Cashin Electrical:** \$220+GST*
*Including Smoke Alarms
- JAAZ Electrical:** \$270+GST
*Including Smoke Alarms
- Prolific Electrical:** \$225+GST*
*Including Smoke Alarms

GAS SAFETY SERVICE

Options & pricing** as follows:

- Frasers Plumbing – All prices include GST**
 - For individual and specific pricing, please see over page
- Livens Plumbing**
 - For individual and specific pricing, please see over page

Please see over page for list of specific inclusions for individual contractors.

These prices **EXCLUDE the cost of repair and/or replacement

** Prices are subject to change – Prices current as of 10.11.2022

Please Note: you are required to complete & return this form for each residential rental property that you own.

Property Address:

Rental Provider(s) Name(s):

Rental Provider(s) Signature(s):

Date Signed:

By NOT selecting any of the above Services you acknowledge and agree that you will accept full responsibility for ensuring that the required Services are completed in accordance with the relevant requirements (including within the correct time frames) and you can provide proof of all documentation upon request from any party (including the Agent or renter) as to when these Services have been carried out. The Agent and any related entity of the Agent will in no way be held responsible for any outcomes that may arise from you assuming full responsibility for the performance of the Service(s).

SMOKE ALARM SAFETY SERVICE

Cashin Electrical:

- Smoke alarm correctly installed and in working condition
- The batteries in each smoke alarm are replaced

JAAZ Electrical:

- Annual smoke alarm safety check
- The batteries in each smoke alarm are replaced

Prolific Electrical:

- Smoke alarm correctly installed and in working condition
- Smoke alarm testing
- The batteries in each smoke alarm are replaced

ELECTRICAL SAFETY SERVICE

Cashin Electrical:

- Two-yearly Electrical Service check
- Includes report & compliance certificate (Mildura, Merbein, Irymple & Red Cliffs – outside this area includes additional rate per KM's)
- Smoke alarm correctly installed and in working condition
- The batteries in each smoke alarm are replaced

JAAZ Electrical:

- Two-yearly Electrical Service check
- Includes report & compliance certificate
- Smoke alarm correctly installed and in working condition
- The batteries in each smoke alarm are replaced

Prolific Electrical:

- Two-yearly Electrical Service Check
- Includes report & compliance certificate

GAS SAFETY SERVICE

Frasers Plumbing:

- Gas Safety Check – Pressure test line & fitting \$150
- Gas cook Top \$80
- Gas Oven \$108
- Power Flue Heater Service \$155
- Balance Flue Space Heater Service \$195
- Gas Central Ducted Heater Service \$195
- Gas Upright Cooker \$150
- External Gas Hot Water Unit \$107
- Internal Gas Hot Water Unit \$155

[Example - Gas Safety Check \$150 + Cook Top \$80 + Ext. Hot Water \$107

Total cost = \$337]

Livens Plumbing

- Gas appliance service and safety check with certificate
- Single appliance \$270 + GST
- For more than one \$350 + GST

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For further information regarding the mandatory safety checks:

<https://www.consumer.vic.gov.au/housing/renting/changes-to-renting-laws/resources-for-practitioners/rental-providers-gas-and-electricity-safety-checks>

http://classic.austlii.edu.au/au/legis/vic/num_reg/rtr2021n3o2021397/s30.html