

Residential Rental Provider Authority

The Residential Tenancies Regulations 2021 (RTR) now requires 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 (Services). These Services have been made mandatory to ensure the safety of residential rental properties and their renters.



Smoke Alarm Safety

\$90 plus GST

- Each smoke alarm is correctly installed and is in working condition;
- Each smoke alarm is tested according to manufacturer's specification at least every twelve (12) months; **and**
- The batteries in each smoke alarm are replaced.
- Additionally, it is advised that the floorplan of the property is assessed for the correct number of smoke alarms and all smoke alarms are within their ten (10) year prescribed service life, are correctly cleaned and serviced and all necessary information is recorded on an ongoing basis.

- YES - Include my property
- NO - I as the owner/rental provider will take full responsibility for this Service
- (Please tick which option applies)



Electrical Safety Service

\$269 plus GST

- An electrical safety check of all electrical installations, fittings, and appliances provided by a residential rental provider in the rented premises is conducted every two (2) years by a licensed or registered electrician.
- Safety checks must be carried out in accordance with the relevant Australian Standards (AS/NZS 3019) and that the appropriate registration and documentation is issued.

- YES - Include my property
- NO - I as the owner/rental provider will take full responsibility for this Service
- (Please tick which option applies)



Gas Safety Service

\$349 plus GST

- If the rented premises contains any gas installations or connections, the residential rental provider must ensure that a gas safety check of all gas installations and fittings in the rented premises are conducted every two (2) years by a licensed or registered gas fitter.
- Safety checks must be carried out in accordance with relevant Australian Standards (AS/NZS 5601 and AS 4575) and appropriate registration and documentation is issued.

- * \$349 plus GST includes primary heater
 ** \$50 plus GST for each additional heater serviced
 *** \$239 plus GST for single gas appliance properties
 Pre-authorization up to \$200 for serviceable parts as and when required.

- YES - Include my property
- NO - I as the owner/rental provider will take full responsibility for this Service
- (Please tick which option applies)

Property Address:

Rental Provider(s) Name: (please print)

Rental Provider Signature(s):

Date:

** By typing your full name in the above signature field, this indicates approval of the terms outlined in this document.



By selecting NO to 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).