

### 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.

<div style="background-color: #d62728; color: white; padding: 10px; text-align: center; font-weight: bold; font-size: 1.2em;">SMOKE ALARM SAFETY SERVICE</div> <p>Options &amp; pricing** as follows:</p> <p><input type="checkbox"/> <b>Cashin Electrical:</b> \$95+GST</p> <p><input type="checkbox"/> <b>LRJ Electrical:</b> \$89+GST</p> <p><input type="checkbox"/> <b>JAAZ Electrical:</b> \$100+GST</p> <p><input type="checkbox"/> <b>Prolific Electrical:</b> \$75+GST *Only available with the Electrical Safety Check</p> <p><input type="checkbox"/> <b>Lachlan Highdale Electrical:</b> \$90+GST</p>	<div style="background-color: #ff7f0e; color: white; padding: 10px; text-align: center; font-weight: bold; font-size: 1.2em;">ELECTRICAL SAFETY SERVICE</div> <p>Options &amp; pricing** as follows:</p> <p><input type="checkbox"/> <b>Cashin Electrical:</b> \$240+GST *Including Smoke Alarms</p> <p><input type="checkbox"/> <b>LRJ Electrical:</b> \$220+GST *Including Smoke Alarms</p> <p><input type="checkbox"/> <b>JAAZ Electrical:</b> \$270+GST *Including Smoke Alarms</p> <p><input type="checkbox"/> <b>Prolific Electrical:</b> \$225+GST</p> <p><input type="checkbox"/> <b>Lachlan Highdale Electrical:</b> \$200+GST *Including Smoke Alarms</p>	<div style="background-color: #1f77b4; color: white; padding: 10px; text-align: center; font-weight: bold; font-size: 1.2em;">GAS SAFETY SERVICE</div> <p>Options &amp; pricing** as follows:</p> <p><input type="checkbox"/> <b>D.W.R Services</b></p> <ul style="list-style-type: none"> <li>For individual and specific pricing, please see over page</li> </ul> <p><input type="checkbox"/> <b>Livens Plumbing</b></p> <ul style="list-style-type: none"> <li>For individual and specific pricing, please see over page</li> </ul>
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**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 10.04.2024

*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

**LRG Electrical:**

- Operations check of each smoke alarm
- Free replacement of smoke alarm batteries
- Free call-outs for smoke alarm faults (with-in the 12 month period)

**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

**Lachlan Highdale Electrical:**

- Annual Smoke Alarm Safety Check
- Smoke alarm service only - \$90+GST

**ELECTRICAL SAFETY  
SERVICE**

**Cashin Electrical:**

- Includes report & compliance certificate (Mildura, Merbein, Irymple & Red Cliffs – outside this area includes additional rate per KM’s)
- Includes Smoke Alarm Safety Check

**LRG Electrical:**

- Includes report & compliance certificate
- Includes Smoke Alarm Safety Check

**JAAZ Electrical:**

- Includes report & compliance certificate
- Includes Smoke Alarm Safety Check

**Prolific Electrical:**

- Includes report & compliance certificate

**Lachlan Highdale Electrical:**

- Includes report & compliance certificate
- Includes Smoke Alarm Safety Check

**GAS SAFETY  
SERVICE**

**D.W.R Services**

- Gas Safety Check \$310.00
- Gas Safety Check with Heater Service \$310.00
- Additional Hour + \$150.00.

**Livens Plumbing**

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

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

**\*\* Prices are subject to change – Prices current as of 23.04.2024**

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