



ELECTRICAL/PLUMBING SAFETY AND COMPLIANCE TESTING VICTORIA

AUTHORITY TO PROCEED WITH WORKS

The newly introduced Residential Tenancies Regulations 2021 state that Victorian rental providers are required to ensure that they have an annual Smoke Alarm Service, a two yearly Gas Safety & Carbon Monoxide Service and a two yearly Electrical Safety Service. These services have now been made mandatory to ensure the safety of residential properties and are to be conducted by a licensed person. A copy of the compliance report must be provided to the renter with the date of the most recent safety service, on request by the renter.

SMOKE ALARM CERTIFICATION **\$90+GST**

Our team of electricians will test your smoke alarms every 12 months to ensure safe and reliable operation as per Australian Standards.

The Smoke Alarm Testing will include:

- Location assessment ensuring smoke detectors are installed in the correct locations within the property as per Australian Standards
- Checking expiry date on each smoke alarm
- Provide visual stamps on all tested smoke alarms noting date of expiry
- Free replacement of 9V battery's at time of test
- Cleaning smoke alarm
- Provide compliance report/certificate
- If repairs/extra detectors are required, a formal quote will be submitted before any further action

- YES** - Perform this service
- NO** - Service not required
(Please tick one)

GAS CERTIFICATION **\$300+GST**

Our team of Type A gasfitters will test your gas appliances every 2 years to ensure safe and reliable operation as per Australian Standards.

The Gas Testing will include:

- Pressure test of the main gas line into the property for the detection of any gas leaks
- Carbon monoxide test on all accessible owner supplied where applicable
- A gas leak test of all owner supplied appliances
- Provide compliance report/certificate

Please note if repairs are required and are not deemed a safety hazard a formal quote will be submitted to the property manager to pass onto the Landlord before any further action is taken. However if a safety hazard is found within the property and the hazard is deemed unsafe the inspecting gas fitter may have to disconnect the gas service without consultation until repairs made.

- YES** - Perform this service
- NO** - Service not required
(Please tick one)

ELECTRICAL CERTIFICATION **\$260+GST**

Our team of qualified electricians will test your electrical installation and appliances every 2 years to ensure safe and reliable operation as per Australian Standards.

The electrical test will include:

- A complete assessment of your electrical switchboard including testing of safety switch trip times, insulation resistance and earth fault loop impedance
- All accessible power points will be tested for correct polarity, RCD protection, and earth loop impedance
- All light switches will be tested for correct operation.
- All accessible fixed owner supplied electrical appliances will be tested for correct operation and inspected for any damage.
- Provide compliance report/certificate

Please note if repairs are required and are not deemed a safety hazard a formal quote will be submitted to the property manager to pass onto the Landlord before any further action is taken. However if a safety hazard is found within the property and the hazard is deemed unsafe the inspecting electrician may have to disconnect part of the electrical service without consultation until repairs made.

- YES** - Perform this service
- NO** - Service not required
(Please tick one)

PROPERTY MANAGERS

We understand that managing maintenance programs and organising inspection times with tenants can be at times overwhelming for property managers. We can manage your safety checks for you. All we need is your tenants contact details to add to our data base and we will take care of it from there. Tenant's will receive either a phone call or text message to arrange an inspection time which suits them. Once the inspections are completed and a pass result achieved the compliance report will be sent to the designated property manager.

Address of property to be serviced:

Rental provider name:

Rental provider contact details:

Rental provider signature: Date: / /

By signing this document the rental provider confirms that they have read the Terms and Conditions and is authorised for the specified works to be completed.



BIONDO ELECTRICAL SERVICES - TERMS AND CONDITIONS

Liability:

Biondo Electrical Services (BES) agrees to be liable for any damage to the property due to the negligence of BES during certification of the Services

BES will not be liable for the following:

Plumbing sub-contractors with Type A certification will be assigned by BES to perform the gas certification service on your property. You shall be bound to the assigned sub-contractor's terms and conditions and public liability insurance cover and you shall indemnify BES against any claims in connection with the plumbing sub-contracting arrangements.

Smoke Alarm Certification:

BES will perform the smoke alarm service every 12 months at the Property until terminated in writing by you or your authorised representative.

The Service will include maintaining a database of all smoke alarms within the property. The data base will note the date of installation or expiry and location of all Smoke Alarms within the property. The service will also include cleaning smoke alarm, smoke test and test button operation, replacing the battery in each smoke alarm every 12 months, assessing position and functionality of each smoke alarm against regulations and replacing or rectifying faulty or expired smoke alarms. This service excludes smoke alarms linked to a building Fire Indicator Panel or Occupant Warning System

For each property that has received an annual service, BES will not charge you a call out fee for any faults relating to a serviced alarm for a period of 12 months starting from the service date

BES may have to relocate existing smoke alarms to meet current regulations. This removal or relocation may cause plaster or paint damage to the Property. You agree that you will not hold BES liable for any costs associated with the repair of any damage as a result of relocating the smoke alarms

Gas Certification:

BES will arrange the gas service every 2 years by a registered Type A servicing gas fitter at the Property until terminated in writing by you or your authorised representative.

The Service will include:

A pressure retention test of the main gas line, a compliance check of all owner supplied gas appliances and where applicable a carbon monoxide spillage and negative pressure check on all owner supplied gas appliances. All gas fittings and appliances to be tested must be easily accessible to be included in the service.

The service will not be provided for gas fittings or appliances which are not easily accessible. Not easily accessible means in positions such as in the roof space where access is through a man hole, externally mounted on top of the roof, where items need to be moved to gain access or where the fitting or appliance is located 2.5 metres above floor/ground level.

You acknowledge and agree that if the gas fitter determines that the gas appliance or gas line is unsafe or noncompliant, the gas appliance will be decommissioned until a replacement is made or remedial work is carried out.

A digital compliance report will be issued after every service

Electrical Certification:

BES will perform the electrical service every 2 years at the Property until terminated in writing by you or your authorised representative.

The Service will include a switchboard inspection including a condition and safety check, testing insulation resistance and a safety switch test. Earth continuity to the main earth conductor will be only be tested if the main earth electrode/stake is accessible. Accessible power points will be tested for earth loop and correct polarity.

No electrical installations, fittings or Electrical Appliances will be opened during the inspections other than the switchboard.

If light switches and power points need to be replaced they will be replaced with items selected from the standard range.

The service will not be provided for electrical fittings or appliances which are not easily accessible. Not easily accessible means in positions such as in the roof space where access is through a man hole, externally mounted on top of the roof, where items need to be moved to gain access or where the fitting or appliance is located 2.5 metres above floor/ground level

A digital compliance report will be issued after every service with testing to be performed in accordance with AS/NZS 3019:2007 regulations.

You acknowledge and agree that if the electrician determines that the electrical installation or appliance is unsafe or noncompliant, the installation or appliance will be decommissioned until a replacement is made or remedial work is carried out.