# BRIGGS Home Safe Compliance Package

REC 20434

**$250** + GST

## Briggs Electrical & Data solutions will provide a record of an electrical safety check which must include the following information:

- The name of the licensed or registered electrician who conducted the check;
- The licence or registration number of the licensed or registered electrician who conducted the check;
- The date the check was conducted; and
- The results of the check, including any repairs that are required and actions needed to address the repair.
- A sticker at the switch board with the details of the service test and results.

For more information see the draft Residential Tenancies Regulations 2020.

## Call 1300 300 222 to book your safety check

## Every 2 years, our electrical safety service includes:

- Switchboard tests
- A thorough switchboard inspection including a condition and safety check, insulation resistance test and RCD/ safety switch test. We use specialised instruments with integrated digital reporting and records kept of all results.
- Power point tests
- Earth loop and polarity tests of all accessible power points
- Electrical appliance inspection
- A thorough inspection of all landlord provided electrical appliances, checking for damage to plugs, leads and casings
- 8-Point Safety Check
- A full 8-point safety check of the switchboard and each landlord supplied electrical appliance, including a comprehensive compliance check of the property against the Australian Standards.
- Safety & Compliance Report
- A digital Electrical Safety & Compliance Report provided upon completion of each service

## Under the new regulations, effective 29 March 2021:

- The rental provider must ensure an electrical safety check of all electrical appliances, installations and fittings is conducted every 2 years by a licensed or registered electrician;
- The rental provider must provide the renter with the date of the most recent safety check upon request; and
- If an electrical safety check has not been conducted within the last 2 years the rental provider must arrange one as soon as practicable upon a renter occupying the premises.

**Legislation:** Electrical safety & compliance obligations will significantly increase for Victorian landlords and their property managers when the proposed changes to the Residential Tenancy Act 1997 (Vic) become law on 29 March 2021.

As a landlord, you have a duty of care to your tenants that, under the proposed changes to the Residential Tenancies Act 1997 (Vic), shall include completing regular safety checks of various services including gas and electrical services at your property by a properly qualified professional.

An electrical safety check is more than just a switchboard test and is not just an appliance service. An electrical safety check includes a comprehensive service and testing of all electrical installations and fittings within the property.