



# COMPLIANCE MANAGEMENT

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We provide solutions to Government Regulations and help you maintain compliance.

[SASSAU.COM.AU](http://SASSAU.COM.AU)



Victorian legislation states it is mandatory for residential rental providers (landlords) to provide ongoing smoke alarm, electrical and gas safety checks on rental properties to ensure safer housing for Victorian renters.



## WHY SASS?

### OUR SAFETY MANAGEMENT BENEFITS

- ✓ Ensure your insurances remain valid.
- ✓ We have created the support you need to meet the safety compliance and maintenance laws assisting in safeguarding you from punitive action.
- ✓ Providing better quality rental housing helps you attract long term, better quality renters who treat your property as they would their own home.
- ✓ We are an industry specialist focused on understanding legislation and addressing every safety issue – so you can rest assured your asset is safe for your renters.
- ✓ SASS staff are qualified trades people who deeply understand the Government regulations.
- ✓ All SASS fees are fully tax deductible on your investment property.

#### What you need to comply with regulations

1. Property Assessment and Certificate of Safety Compliance – **one-off 1st year only**
2. Ongoing Safety Compliance Management – **yearly** (Please see page 3 for full details)

#### Legislation

##### The mandatory safety standards covers:

- All Gas appliances - Reform 52
- All Electrical appliances - Reform 52
- All Smoke alarms - Reforms 51 & 53
- Residential Tenancies Regulations 2021 Part C – Safety related activities
- Tampering with safety devices is deemed grounds for issuing renter a notice to vacate

#### Non-Compliance

**Failure to meet the standards will result in heavy fines, public blacklisting on a Consumer Affairs Non-Compliance Register as well as providing grounds for your insurer to void your insurances should anything happen to your building or your renters.**

Please visit: <https://www.consumer.vic.gov.au/housing/renting/2021-victorian-rental-laws-changes>



**Let SASS be your number 1 provider!**

**We carry out all smoke alarm, gas and electrical services**, all property certifications, offer a huge number of on site replacements and works, plus free call outs and set up costs.














Please visit our [website](#) to view our 5 star reviews.

# EXCEPTIONAL VALUE, AT COMPETITIVE PRICES!



**4 OR MORE PROPERTIES**  
10% discount off the yearly fee.

	No Gas	1 Gas Appliance	Multiple Gas Appliances
	<b>\$240.90</b> <small>inc GST annually</small>	<b>\$350.90</b> <small>inc GST annually</small>	<b>\$405.90</b> <small>inc GST annually</small>
Year 1 Services completed	 	 	 
Year 2 Services completed		 	  +1

 Smoke alarm	 Electrical	 Gas	 Free call out all year round
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If this is the first time checks are being conducted, <b>A ONCE OF FIRST YEAR FEE</b> will apply in addition to the above fees, to cover all services.	No gas	<b>\$231</b> <small>inc GST</small>
	Gas present	<b>\$352</b> <small>inc GST</small>

## All inclusive package includes:

Rather than charge a low starting fee, our all-inclusive package includes the repair of many smaller works on site, that may result in a potential cost blowout if they were to be completed individually. These items include the free replacement of: light switches (up to 2), power points (up to 2), faulty circuit breaker replacement, fire caulking of switchboard, replacement of battery and hardwired smoke alarms, other minor maintenance + free call outs all year round. Ongoing annual servicing and comprehensive reporting for your compliance and peace of mind is also provided.

*FREE CALLOUTS for loss of heating, loss of hot water, tripped circuit breaker, faulty smoke alarm and rectification works during business hours. Additional charges for parts labour and time on site. Quotes will be provided for your approval where further works are warranted.*

## Our qualified technicians will assess:

**Electrical Safety Checks:** all electrical appliances, power points, light switches, oven, electrical heaters, split systems, light fittings, installations, exhaust fans, switchboard assessment (incl minimum standard check), certificate electrical RTA check.

**Gas Safety Checks:** all gas appliances supplied by the owner including carbon monoxide tests, appliance servicing, additional assessments for Type A Gas Heaters, minimum standard heater assessment, certificate of gas RTA check.

**Smoke Alarm Safety Checks:** testing, clearing of debris, battery replacement, assessment & change of position (if required), & change over if expired or faulty.