



ELECTRICAL SAFETY ACTIVITIES

RESIDENTIAL TENANCIES REGULATIONS 2021

– SCHEDULE 3 – SAFETY-RELATED ACTIVITIES.

1. The residential rental provider must ensure that an electrical safety check of all electrical installations, appliances and fittings provided by a residential rental provider in the rented premises is conducted every 2 years by a licensed or registered electrician and must provide the renter with the date of the most recent safety check, in writing, on request by the renter.

2. If an electrical safety check of the rented premises has not been conducted within the last 2 years at the time the renter occupies the premises, the residential rental provider must arrange an electrical safety check as soon as practicable.

3. On and from 29 March 2023, in relation to electrical safety, all power outlets and lighting circuits in the rented premises are to be connected to:

a. a switchboard-type Circuit Breaker that complies with AS/NZS 3000, "Electrical Installations", as published from time to time;
and

b. a switchboard-type Residual Current Device:

- i. AS/NZS 3190, "Approval and test specification—Residual current devices (current operated earth-leakage devices)", as published from time to time; or
- ii. AS/NZS 61008.1, "Residual current operated circuit-breakers without integral overcurrent protection for household and similar uses (RCBOs): Part 1: General rules", as published from time to time; or
- iii. AS/NZS 61009.1, "Residual current operated circuit-breakers with integral overcurrent protection for household and similar uses (RCCBs) Part 1: General rules", as published from time to time.