

# Landlord safety & compliance

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## *Checklist*

**Ken Hall**  
working for you





Trust the  
Ken Hall  
Team to  
maintain  
your most  
important  
asset

**Ken Hall**  
*working for you*

**Planned maintenance is a best practice, proactive approach to maintaining your property year-round and protecting your long-term investment.**

Ensure safety & compliance with an annual maintenance schedule.



### **Compliance** – What you need to do

As a landlord you have a duty of care to ensure the rental property is safe to live in. Annual compliance checks are mandatory, and in some cases, required by law.



### **Preventative** – What you should do

Preventative maintenance is a money saver in the long run; reducing the risk of smaller problems turning into larger ones. It communicates to the tenant that you care about the property and expect them to do the same.



# Why choose Ken Hall

As experienced property management specialists we pride ourselves on delivering excellent service with integrity  
*...every time*

Our  
Services  
Include:



## Compliance Maintenance

Smoke Alarms  
Gas Safety Check  
Pool & Spa



## Preventative Maintenance

Gas Heater Service  
Hot Water Service  
Filter Tap  
Gutter Cleaning  
Air Conditioning  
Pest Inspection  
Irrigation Health Check

**Ken Hall**  
*working for you*



- Fixed Pricing, no hidden costs
- Qualified, licenced tradespeople
- Detailed reporting
- Photos of each job
- Certificate of Compliance



Protect your  
property  
and tenants  
in the event  
of a fire.

**Ken Hall**  
Electricians

# ↗ smoke alarm *compliance*

In South Australia, smoke alarms complying with Australian Standards AS3786 must be fitted in all residential & rental properties in accordance with the Building Code of Australia. In a rental property, it is the responsibility of the building owner or landlord to install and maintain working smoke alarms.\* Ensure your property is compliant each year with an annual inspection from our qualified Ken Hall Electricians.

## **Service Check includes:**

- Visual inspection, cleaning and checking for correct placement
- Check the manufacturer's recommendations & replace 9V batteries as required
- Test smoke alarm for correct operation, complete compliance report & attach pictures
- Service visits for any faulty or beeping alarms throughout the year

## **Terms and Conditions**

\*[www.sa.gov.au/topics/planning-and-property/owning-a-property/smoke-alarms](http://www.sa.gov.au/topics/planning-and-property/owning-a-property/smoke-alarms)

\*Please note we do not check or service smoke alarms interlocked with fire indicator panels or Emergency Warning and Intercommunication Systems (EWIS) typically found in an apartment complex or commercial building

\*Includes replace and installation of all alarms required for compliance.



# ↗ gas safety *compliance*

You are responsible for the safety of gas appliances within your property. We recommend an annual check by one of our experienced Ken Hall Gasfitters to check gas pipework for leaks, inspect all gas appliances and test for carbon monoxide.

## **Service Check includes:**

- Visual inspection and checks of all gas appliances in accordance with safety standards
- Confirmation gas appliances are safe, set correctly and of the type suitable for the room they are located
- Check safety spillage with CO detector for each gas appliance (checking for poisonous gas Carbon Monoxide)
- Gas pipework inspected and gas line tested for leaks
- Certificate of Compliance provided at completion of inspection for peace of mind

## **Terms and Conditions**

\*A gas safety check tests all gas appliances for correct operation and safety, it does not include the full gas servicing of appliances. A quote to service, repair or replace gas appliances will be provided for approval where required.

\*Carbon monoxide detectors can be installed for \$90 inc GST per unit and include a 10 year lithium battery.

Guarantee  
the safety  
of gas  
appliances.

**Ken Hall**  
Gasfitters

A photograph of a swimming pool with a wooden deck. Two metal handrails are visible, curving over the pool's edge. The water is clear blue, and the deck is made of light-colored wooden planks. The pool is surrounded by a white concrete coping.

A detailed  
assessment  
of pool  
& spa  
barriers.

**Ken Hall**  
Plumbers

# ➤ pool & spa safety *compliance*

Should your property have a pool or spa you must ensure all legal requirements are met and all safety features are maintained. As a swimming pool or spa owner, you are responsible for safety. We conduct the necessary checks to ensure appropriate fencing and safety barriers are in place and meet government requirements\*

## **Service Check includes:**

- Checking the construction, height and dimensions of pool fencing for compliance
- Checking the pool gate is self-closing as well swinging outwards & latching correctly
- Checking access to the pool enclosure including doors and windows
- Checking surrounding areas and boundary fence
- Certificate of Pool Compliance Checklist and report provided with any recommendations

## **Terms and Conditions**

\*Any non-compliant items will be clearly noted on the report.

\*<https://www.sa.gov.au/topics/planning-and-property/owning-a-property/pool-and-spa-safety>



# ↗ gas heater . *service*

An unsafe gas heater is a major cause of household fires and can pollute your property with dangerous fumes such as carbon monoxide. A thorough yearly service by a qualified gasfitter will ensure its operating efficiently and safely each winter.

## **Service includes:**

- Inspection of gas heater for correct operation; visually inspect heat exchanger for cracks
- Checking the operation of the pilot light, fan and main burner
- Clean & remove build-up of fluff and dust from fans & filters
- Inspect vents & flue system for corrosion, holes, blockages and obstructions
- Conduct combustion emission check for carbon monoxide
- Set for correct operation

## **Terms and Conditions**

\*If the heater is in need of repair, a recommendation & quote will be provided prior to any additional works commencing.

\*Carbon monoxide detectors can be installed at a charge of \$90 per unit and includes a 10 year lithium battery.

Carbon  
monoxide is  
colourless,  
odorless &  
tasteless.



**Ken Hall**  
Gasfitters



Prevent  
hot water  
emergencies.

**Ken Hall**  
Plumbers

# ↗ hot water *service*

Like all appliances, the reliability of the hot water heater will be enhanced if a periodic check and maintenance routine is carried out. An annual service will extend the life of the unit and prevent hot water emergencies.

**Service includes:**

- Visual inspection of hot water service and pipework for correct operation
- Checking the gas burner or electric element and the thermostat
- Venting the temperature and pressure relief valves & testing water isolation valves
- Cleaning components and setting for correct operation

**Terms and Conditions**

\*If the hot water system requires repair a quote will be provided for approval.



# ↗ filter tap *service*

The filters in your Puratap need changing every 12 months or 2,000L of water, whichever comes first. After that point in time, larger chemicals such as trihalomethanes and herbicides are able to bypass the carbon in the filter, meaning that it is no longer filtering effectively.

## **Service includes:**

- Annual check of your Puratap
- Annual replacement of Puratap filter cartridge
- A landlord is usually responsible to maintain consumables in the property such as Puratap filters.\*
- Check correct operation of the tap

### **Terms and Conditions**

\*Service costs for other brands are to be determined upon application.

\*<https://www.sa.gov.au/topics/housing/renting-and-letting/renting-privately/during-a-tenancy/Repairs-and-maintenance>

Maintain  
fresh,  
clean  
drinking  
water.



**Ken Hall**  
Plumbers

Protect  
your  
property  
from roof  
leaks &  
water  
damage.

**Ken Hall**  
Roofers

# ↗ gutter *cleaning*

Preventative gutter cleaning each year ensures the upkeep and preservation of your investment and reduces the risk of larger roofing maintenance problems in the future. Gutters, roofing and downpipes are often overlooked by tenants but can be easily maintained with a regular clean.

## **Service includes:**

- Thorough cleaning of all gutters (single or double storey properties)
- Inspection of downpipes to ensure they are clear
- Inspection for any obvious leaks or defects
- Detailed report with before and after pictures

## **Terms and Conditions**

\*Pricing is based on a reasonable amount of debris and full access to all gutters on the property. Properties with extensive gumtrees which need additional time to clean may incur a further charge. This will be quoted from site before works commence.



# ↗ Evaporative Air Conditioner. *service & shutdown*

A regular service will enhance the performance and extend the life of your air conditioning unit. When left dormant over winter, air conditioners can become clogged with dust and debris. An annual service prior to summer and shut down prior to winter will minimise the risk of larger problems during peak hot weather periods.

## **SERVICE includes:**

- Checking for correct operation including pump, fan & dump valve
- Thorough clean of filter pads to remove dust, dirt, spider webs & debris
- Testing for even distribution of water to pads and water usage rates
- Placing sanitization capsule in the hopper to ensure water reservoir is hygienic

## **SHUTDOWN includes:**

- Clean and flush out the unit
- Clean the pads and report on their condition
- Drain the water reservoir, clean and dry
- Isolate the water supply to the unit
- Check the winter flap is secured
- Close off all vents to the property
- Secure the cover/blanket of the unit\*

### **Terms and Conditions**

\*Cover/blanket to be provided by landlord. \*This plan excludes any cost of inner-city multi-storey buildings, rectifications, multiple systems on the one property (which will be quoted upon request), special type disposable filters, high pitched roofs where special access is required. Any parts or work required will be reported & quoted separately.



Keep  
your  
tenants  
cool in  
summer.

**Ken Hall**  
Plumbers



Maintain  
cool  
temperatures  
indoors  
throughout  
the hot  
summer  
months

**Ken Hall**  
Plumbers

## ➤ Ducted & Split System Air Conditioner *service*

Ducted and split system air conditioners require a regular service to ensure the good working order of all parts and to maintain cool temperatures throughout the hot summer months.

### DUCTED REVERSE CYCLE service includes:

- Cleaning the return air filters and condenser coils
- Inspection of evaporator indoor coil, timer switches, zone motors, ducting and settings
- General check of refrigerate piping, gas levels, belt tension and any loose electrical terminals
- Set for correct operation

### WALL SPLIT REVERSE CYCLE service includes:

- Cleaning of return air filters and condenser coils
- Inspection of evaporator indoor coil
- General check of refrigerant piping, gas levels and any loose electrical terminals
- Set for correct operation

#### Terms and Conditions

\*This plan excludes any cost of inner-city multi-storey buildings, rectifications, multiple systems on the one property (which will be quoted upon request), special type disposable filters, high pitched roofs where special access is required. Any parts or work required will be reported & quoted separately.



Termites  
can cause  
severe  
damage  
to homes.

**Ken Hall**  
*working for you*

# ↑ pest inspection

A Standard Termite inspection will be performed which covers most of the accessible areas in the home, such as the roof void and internal and external areas of the property. Early detection for termites is essential in minimising the risk of damage to your investment property.

**Service includes:**

- A comprehensive written report that identified any termite activity or damage found
- Reference to any conditions that make the home more favourable to termite attack
- A quote will be provided for any pest extermination

**Terms and Conditions**

\*The first year requires full inspection assessment and quote.

# ↗ irrigation *health check*

We service, repair or replace irrigation controllers, sprinkler heads, pumps and perform all general maintenance and repairs on irrigation systems. Maintain gardens & lawn with a well maintained irrigation system.

## **Service includes:**

- Attend site & visually inspect irrigation system
- Run a test cycle and test each zone for correct operation & inspect controller and cables
- Check sprinkler heads and distribution of water
- Raise heads that are sunken & straighten sprinklers for correct coverage of areas
- Test and adjust as required

## **Terms and Conditions**

At attendance, we will diagnose and provide a quote to fix any problems (where required).

**Maintain  
luscious  
green  
lawn**

**Ken Hall**  
*working for you*





## Our Team

### **Brad Hall**

**General Manager**

[brad@kenhallplumbers.com.au](mailto:brad@kenhallplumbers.com.au)

### **Danielle Lucas**

**Head of Sales & Marketing**

[danielle@kenhallplumbers.com.au](mailto:danielle@kenhallplumbers.com.au)

### **Glen Davies**

**Service Manager - Property Management**

[glen@kenhallplumbers.com.au](mailto:glen@kenhallplumbers.com.au)

### **Ille Buljan**

**Service Coordinator - Property Management**

[ille@kenhallplumbers.com.au](mailto:ille@kenhallplumbers.com.au)

**To Book please contact Ken Hall  
or your Property Manager.**

### **Ken Hall Plumbers Pty Ltd**

71 – 73 Fullarton Road, Kent Town SA 5067

Phone (08) 8364 5855 **ABN** 57 619 558 146

[www.kenhallplumbers.com.au](http://www.kenhallplumbers.com.au)

[service@kenhallplumbers.com.au](mailto:service@kenhallplumbers.com.au)

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