



PREPARED BY GEORGE ROUSOS &
CHRIS BRETHERTON

PREPARED FOR:
PROPERTY MANAGERS

DATE ISSUED:
APRIL 2024

ELECTRICAL SAFETY FOR PROPERTY MANAGERS

SAFework NSW IS NOW CONDUCTING TARGETED INSPECTIONS ON PROPERTY MANAGERS

SafeWork NSW has recently sent an email to peak bodies in the real estate industry to remind property managers of their obligations regarding electrical safety when engaging businesses for appliance repair work.

Many property managers already know that on **Page 3** of the **Residential Tenancy Agreement**, you must have a list of nominated tradespeople for urgent repairs to give a tenant in accordance with the **Residential Tenancies Regulation 2019 Schedule 1 Standard Form Agreement (clause 4 (1))**. However, many property managers do not realise they should ensure that all nominated tradespeople are licensed and insured professionals.

The Work Health and Safety Act 2011 Section 20 - The duty of persons conducting businesses or undertakings (PCBU) involving management or control of workplaces -

Clause 2

"The person with management or control of a workplace must ensure, so far as is reasonably practicable, that the workplace, the means of entering and exiting the workplace and anything arising from the workplace are without risks to the health and safety of any person".

SafeWork NSW has seen a recent increase in reported incidents of electric shock and electrocution, urging property managers to ensure **that only licensed electricians are hired for electrical repairs on fixed-wired appliances** to ensure safety over cost-cutting measures.

Failure to comply can result in putting workers, contractors or tenants at risk of serious injury or death and lead to improvement or prohibition notices for non-compliance being issued.

One of the many features of AgentSafe is the **Trades Persons Details** and **Trades Person Notifications** register which allows you to keep records of all tradespeople who work with your business. AgentSafe will also create a report on **Non-compliant Trade Persons** for your business allowing property managers to ensure all properties under their portfolio are safe and well-maintained by licensed and insured professionals.

On the following pages is the email SafeWork NSW have sent out to all property managers in NSW - we have highlighted the key points you will need to know...



***DO YOU KNOW IF ALL YOUR
TRADES PERSONS ARE
LICENSED AND INSURED?***

***If your answer was no...
then you need AgentSafe***

ELECTRICAL SAFETY REMINDER FOR PROPERTY MANAGERS

From: **SafeWork NSW**

Dear Manager,

SafeWork NSW is conducting targeted inspections of appliance repairers to ensure electrical safety in workplaces, including tenanted properties. This email serves as a critical reminder of your obligations when engaging businesses to carry out electrical work on fixed wired appliances which may include ovens, fridges, dishwashers, washing machines and dryers.

SafeWork NSW has seen a recent increase in reported incidents resulting in electric shock or electrocution. SafeWork are aware of property managers engaging unqualified workers to undertake work on fixed wired appliances that requires a licence.

YOU'RE REQUIRED TO ACT NOW

As a property manager you must exercise due diligence to ensure the safety of your workers (including contractors). We urge you to strictly adhere to the following:



• **only engage appliance repairers that use a licensed electrician** for any electrical repairs or electrical maintenance on fixed wired appliances



• **always ensure a licensed electrician verifies** that the circuit is de-energized before any electrical work commences



• **prioritize worker safety over cost-cutting measures.** Avoid using unqualified personnel for electrical work.

FAILURE TO COMPLY CAN RESULT IN:



• **improvement or prohibition notices** for non-compliance



• **putting workers, contractors or tenants at risk of serious injury or death.**

For further information visit the [SafeWork NSW Website](#) or contact us directly.

Remember, electrical safety is non-negotiable. Let's work together to create a safer environment for everyone.

Require further information?

If you have any questions relating to this program please call **SafeWork NSW** on **13 10 50** or **Building Commission NSW** on **13 32 20**.

Kind Regards,

SafeWork NSW Director

WHAT UNLICENSED WORKERS CAN AND CANNOT DO?



UNLICENSED WORKERS CAN:

Work on appliances that have a standard plug and socket connection.

To de-energise this type of appliance, simply switch the appliance off at the power outlet and unplug it from the outlet.

This does not need a licensed electrician.



UNLICENSED WORKERS CANNOT:

Do electrical repair work on appliances that are hardwired directly into a wall going to an electrical switchboard unless it is de-energised.

These appliances must be de-energised at the switchboard by a licensed electrician, tested to ensure its de-energised and prevented from being inadvertently re-energised before an appliance technician can do electrical work.

Only a licensed electrician can de-energise fixed wired appliances and ensure they are not able to be inadvertently re-energised.





TO THE PROPERTY AGENTS SECTOR

To overcome the problem of bodily injury and/or property damage arising from the rendering of professional services, we strongly advise in accordance with clause 2.2 of the Supervision Guidelines to ensure operational procedures are sufficiently robust and they comply with the Work, Health and Safety Laws.

The other solution to mitigating the risk and to avoid personal liability, is to adopt a new technological approach to managing health and safety.

AgentSafe is the no #1 safety management system for properties and workplace laws. This software is designed to make your work life easier to manage safety and to meet legal obligations.



For more Information visit
www.agentsafeforrealstate.com.au
or contact us on
(02) 4001 0128