RMS-RH
Live Rooming House Compliance & Evidence Management

One house. One live compliance record. Every room. Every change.

Platform in development - expressions of interest only. The dashboard, reminders and notifications described below are proposed features, subject to testing and release. Subscriptions and billing are not active.

An ongoing record of the property

Conventional reports capture a point in time. RMS-RH is designed to connect each room, shared facility, inspection, photograph, safety record and outstanding action in one accessible history, preserving earlier evidence as new records are added.

What the subscription is designed to include

LIVE PROPERTY DASHBOARD	A central view of the property's current documented evidence and assessment status.
INDIVIDUAL ROOM RECORDS	Separate inspection and evidence histories for every room, linked to the whole-house record.
PHOTOGRAPHIC EVIDENCE	Dated photographs captured by the property manager before advertising and occupation, where applicable.
COMMON AREA RECORDS	Ongoing documentation of shared kitchens, bathrooms, laundries, dining areas and other facilities.
SAFETY CERTIFICATE REGISTER	Central storage and due-date monitoring of electrical, gas, smoke alarm and other applicable safety records.
AUTOMATED REMINDERS	Planned email notifications for scheduled checks, certificate dates and unresolved requirements.
DEFECT MANAGEMENT	Record issues, assign responsibility, upload rectification evidence and verify completion.
HISTORICAL AUDIT TRAIL	A continuing history of inspections, uploaded evidence, status changes and responsible users, designed to preserve earlier records.
DATE-STAMPED NOTIFICATIONS	Downloadable summaries identifying the recorded evidence position at a particular date and time.

Built for the property manager to use

The manager or authorised operator completes inspections, uploads photographs and findings, identifies defects, supplies rectification evidence, maintains safety records and reviews the updated status. Unlimited self-service inspection updates are proposed, subject to reasonable usage and storage limits.

Professional on-site inspections, statutory safety checks, certificates and rectification work are separate services. RMS-RH complements required condition reports and specialist reports.

Clear records.
An ongoing property history.

$125 + GST per month

$137.50 including GST

Per rooming house. Billed monthly in advance when launched.

Up to nine rooms. More than nine rooms: pricing on application. Expressions of interest only; no subscription or payment commitment is taken now.

Proposed evidence status

GREEN	**Evidence Current** - All required records within the configured assessment scope are current, with no recorded unresolved compliance issues.
AMBER	**Action Due Soon** - A scheduled requirement is approaching its due date.
RED	**Action Required** - An overdue obligation, recorded compliance failure or other critical outstanding requirement needs attention.
GREY	**Not Yet Assessed** - Insufficient verified evidence is available to establish the property's recorded status.

The overall record is intended to reflect the most serious unresolved requirement. Evidence gaps remain unassessed until verified. No example property findings have been pre-filled.

Planned reminders and date-stamped notifications

Email reminders are proposed at 60, 30 and 7 days before a scheduled due date, on expiry or when overdue, with recurring escalation until resolved. Critical safety matters require immediate attention; they must not wait for reminders.

When required records are current and no recorded issues remain unresolved, the proposed dated notification will identify the address, property reference, assessment date and time, rooms included, evidence status, outstanding items, reviewer where applicable, and supporting inspection and certificate references.

An important distinction

A green status or generated notification records the evidence and assessments held at that time. It is not an independent statutory certificate, professional inspection or guarantee of legal compliance. Required safety checks and the responsibilities of owners, operators and managing agents remain. No AI compliance monitoring is operational.

Permanent audit history is a design objective. Final retention, export, reasonable-use, storage and service terms will be confirmed before launch. Records depend on accurate, timely inputs and appropriate human review.

Register your interest

Discuss RMS-RH for your rooming house.
hello@rentalminimumstandards.com.au
rentalminimumstandards.com.au/rooming-houses/rms-rh

Proposed public product information | 20 October 2026 | Prices in AUD.
Subject to development, testing, technical availability and launch confirmation.