



Laguna
PEST CONTROL



**PIONEERING SUSTAINABLE
PEST SOLUTIONS**

Rodent Management Program Update – Strata & Property Management



Due to recent legislative changes introduced by the Australian Pesticides and Veterinary Medicines Authority, rodent management programs across Australia must now meet stricter requirements particularly regarding the use and monitoring of second-generation rodenticides.

At Laguna Pest Control, we've refined our approach to ensure your properties remain compliant, cost-effective, and proactively managed, while minimising disruption to residents and tenants

What This Means for Your Properties

Where second-generation rodenticides are in use

Bait stations must now be inspected at intervals not exceeding 35 days

This means traditional service frequencies such as quarterly or ad hoc servicing are no longer suitable during active rodent control phases.

Our Practical Approach for Strata & Property Portfolios

We implement a flexible, staged rodent management strategy designed to balance compliance, cost, and efficiency across multiple properties.

Stage 1 Active Control (When Activity Is Present)

When rodent activity is identified within common areas or reported by tenants

- We implement targeted baiting using high-performance rodenticides
- Services are conducted every 4 weeks in line with legislation
- Activity is monitored and documented

Outcome

- Rapid reduction in rodent activity
- Compliance with current regulations
- Reduced tenant complaints and reactive call-outs



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Stage 2 – Maintenance & Prevention (Stabilised Sites)

Once activity is reduced to acceptable levels

- We remove higher-toxicity baits
- Transition to lower-toxicity, maintenance-based solutions
- Adjust service frequency based on property risk and history

This may include:

- Bi-monthly or quarterly servicing for stable sites
- Ongoing monitoring of high-risk areas (bin rooms, carpark, perimeters)

We also provide recommendations around

- Waste management and bin hygiene
- Entry point prevention (proofing gaps, service penetrations, doors)
- Identification and reduction of conducive conditions (factors attracting rodents)

Outcome

- Long-term control without unnecessary servicing costs
- Safer approach for residents, pets, and surrounding environment
- Reduced likelihood of recurring infestations

Why This Approach Works for Strata & Property Managers

Compliance covered – reduces liability for body corporates and landlords

Cost control – increased servicing only when required (not permanently)

Fewer tenant complaints – proactive management instead of reactive call-outs

Clear reporting – documented activity trends and actions taken

Scalable across multiple properties – consistent, structured approach

What to Expect Moving Forward

- Properties with active rodent issues will require temporary monthly servicing
- Once under control, we will step down to a suitable maintenance schedule
- Sites currently on quarterly or reactive programs may require short-term increases in service frequency to achieve control

Our Commitment

We understand the pressures of managing multiple properties, budgets, and tenant expectations.

Our role is to provide:

- Practical, compliant solutions
- Clear communication and reporting
- Reliable service that reduces issues – not just responds to them

In Simple Terms

We increase service frequency only when needed to quickly get on top of rodent activity then reduce it again once the property is under control.

**New rodent laws are here
– make sure your pest company is too.**

Don't risk it – Choose a company that follows the new legislation. Compliance isn't optional – it's the standard. No exceptions.

