



URGENT REPAIRS

WHAT TO DO OUTSIDE BUSINESS HOURS

PROPERTY MANAGER
0411 515 213

Under the Residential Tenancies Act 1997 should you be unable to contact your property manager or landlord you have the right to undertake after hours urgent repairs up to \$1,100 including GST.

We have also provided our recommended afterhours tradesmen for your reference.

LANDLORD

Please note the following examples of an urgent repair are outlined in the Rights & Duties booklet (pages 16 & 17) and include: burst water service, blocked or broken toilet where there is one toilet in the premises, serious roof leak, gas leak, serious flooding, serious storm or fire damage, failure or break down of any essential service or appliance provided by the landlord or agent for hot water, water, cooking, heating or laundering, failure or breakdown of the gas, electricity or water supply, any fault or damage in the premises that makes the premises unsafe or insecure, an appliance, fitting or fixture which is not working properly and causes a substantial amount of water to be wasted, serious fault in a lift or staircase in the rented premises.

OWNERS CORPORATION

All urgent or non urgent repairs that occur during business hours need to be reported to our office.

BUILDING MANAGER

PLUMBER	J&C Moloney Plumbing	Jason	0419 542 660
ELECTRICIAN	PJ Electrics	Peter	0417 507 510
LOCKSMITH	Safeguard Locksmiths		1800 800 000
GAS FITTER	J&C Moloney Plumbing	Jason	0419 542 660
FLOOD DAMAGE	Mega Cleaning	Jerry	0418 330 213
GLAZIER	Ring your Owners Corporation first. If you have trouble contacting them after hours call:		
	Capital Glass		9429 3255
	O'Brien Glass		9532 0777