

Emergency Trades Person List

The trade's people are to be called ONLY in an emergency situation and when the office of Hayman Partners is unattended. In case of emergency please contact an emergency trades person from this list, then leave a message for the Property Manager on 02 6285 1929.

“EMERGENCY SITUATION” is interpreted as a situation that, if not rectified immediately, further damage to the property and/or injury to a person or persons could occur. These could be considered the following:

- Burst Water Service
- Blocked or Burst Lavatory (Toilet) System
- Serious Roof Leak
- Gas Leak
- Dangerous Electrical Fault
- Serious Storm or Fire Damage
- Failure of Gas, Electricity, or Water Supply to the Property, Essential for Hot Water, Cooking, Heating or Laundering
- Fault or Damage that Causes the Residential Property to be Unsafe or Insecure
- Serious Fault in any Door, Staircase, Lift or Other Common Area which Inhibits or Unduly Inconveniences the Tenant in Gaining Access to and the use of the Property

EMERGENCY TRADES PEOPLE

Plumbing & Gasfitting	Around Town Plumbing	0418 631 669
	Duncan's Plumbing Service	02 6254 5678
	Mastaflo Plumbing & Electrical	0428 513 267
Electrical	Maritex Electrical	0412 573 496
	A.D Dorman Electrical	0418 488 220
Carpet Cleaning/Flood Restoration	Genie Carpet Care	0409 623 355
	First Class Cleaning	0406 736 830
Locksmiths	Night & Day Locksmiths	02 6290 1938
	Out & About Locksmiths	0431 515 640
Glass Repair	O'Brian Glass	1800 645 011
Alarm System	Canberra Security	0413 755 920
Roof & Balcony Repairs	SaltBush Roofing	0419 408 513
	Petherbridge Roofing	0405 219 884
ACTEW Faults	Electricity: 13 10 93	Gas: 13 19 09
Icon Water Faults	02 6248 3111	
SES	132 500	

Standard Terms Clause (61) (tenant may authorise urgent repairs in certain circumstances)

If the lessor (or lessor's nominee) cannot be contacted, or fails to effect the urgent repairs within a reasonable time, the tenant may arrange for urgent repairs to be effected to a maximum value of up to 5% of the rent of the property over a year. All care and duty pertaining to any routine maintenance required at the property whilst the tenant is in occupation, the tenant should endeavour to contact Hayman Partners in normal business hours.

The tenant is authorised to contact a qualified trade's person should the contacts on this list be unavailable.