

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 6282 4488.

“EMERGENCY/URGENT 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:

- A burst water service
- A blocked or broken lavatory (Toilet) system
- A serious roof leak
- A gas leak
- A dangerous electrical fault
- Serious storm or fire damage
- A failure of gas, electricity or water supply to the premises
- The failure of a refrigerator supplied with the premises
- A failure or breakdown of any service on the premises essential for hot water, cooking, heating, cooling or laundering
- A fault or damage that causes the residential premises to be unsafe or insecure
- A fault or damage likely to cause injury to person or property
- A serious fault in any door, staircase, lift or other common area that inhibits or unduly inconveniences the tenant in gaining access to and use of the premises

EMERGENCY TRADES PEOPLE

Plumbing & Gasfitting	Around Town Plumbing	0418 631 669
	JML Plumbing and Gas	0431 445 094
Electrical	GMH Electrical	0418 623 046
	Equal Energy Solutions	0419 289 228
	Bell Elec	0419 781 752
Carpet Cleaning/ Flood Restoration	Burley Griffin Carpet Care	6260 3677

	Lily Services	0426 897 525
Locksmiths	Night & Day Locksmiths	6290 1938
	Class Locksmiths	6280 6611
Glass Repairs	Discount Glass	6253 1099
Alarm Systems	Security 1	13 60 00
Roof & Balcony Repairs	SaltBush Roofing	0419 408 513
	JML Roofing	0431 445 094
Smoke Alarms	SATS	1300 416 667
Electrical Faults	ActewAGL	10 10 93
Water Faults	Icon Water	6248 3111
Gas Faults	Jemena	13 19 09
Storm Damage	SES	132 500

61 If the lessor (or the 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.

62 The following procedures apply to urgent repairs arranged by the tenant:

- (a) the repairs arranged by the tenant must be made by the qualified tradesperson nominated by the lessor in the tenancy agreement;
- (b) if the lessor has not nominated a tradesperson, or the nominated tradesperson cannot be contacted or is otherwise unavailable—the repairs must be performed by a qualified tradesperson of the tenant's choosing;
- (c) if the repairs are arranged by the tenant in accordance with these procedures—the lessor is liable for the cost of repairs and the tradesperson may bill the lessor direct;
- (d) if the tenant does not act in strict compliance with this clause—the tenant is personally liable for the cost of any urgent repairs arranged by the tenant.