

# URGENT TRADES LIST - BELCONNEN

## Emergencies

In the event of an emergency, refer to the procedures and the 'Urgent Tradespersons List' on page 2.

The information below is an excerpt from the ACT residential Standard Terms, which was provided to you in your signed ACT Residential Tenancy Agreement. This clearly outlines which can be classed as an 'Urgent Repair After Hours'.

**59)** The tenant must notify the lessor (or the lessor's nominee) of the need for urgent repairs as soon as practicable, and the lessor must, subject to clause 82, carry out those repairs as soon as necessary, having regard to the nature of the problem.

**60)** The following are urgent repairs in relation to the premises, or services or fixtures supplied by the lessor:

- (a) a burst water service;
- (b) a blocked or broken lavatory system;
- (c) a series roof leak;
- (d) a gas leak;
- (e) a dangerous electrical fault;
- (f) flooding or serious flood damage;
- (g) serious storm or fire damage;
- (h) a failure of gas, electricity or water supply to the premises;
- (i) the failure of a refrigerator supplied with the premises;
- (j) a failure or breakdown of any service on the premises essential for hot water, cooking, heating, cooling or laundering;
- (k) a fault or damage likely to cause injury to person or property;
- (m) a series 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.

**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.

**If you are confident you have verified your situation as an 'Urgent Repair After Hours', please contact the appropriate tradesperson on the attached Urgent Repairs Tradesperson list.**

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## PLUMBING AND GAS (Check first with ACTEWAGL if there is a suspected gas leak)

JML Plumbing & Gas (02) 6193 4089 | 0431 445 094

JT's Plumbing & Gas 0402 631 090

J&J Plumbing 0405 068 445

## ELECTRICAL

Alltradez 0403 643 500

EPL Electrical (02) 6101 9720 | 0422 373 042 | 0407 090 459

## HEATING/COOLING

CMS – Canberra Mechanical Services (02) 6284 4221

Capital Air Heating & Cooling (02) 6280 6266

## LOCKSMITH

Night & Day Locksmith (02) 6290 1938

Class Locksmith (02) 6280 6611

## CARPETS (Water damage only)

Ezi Dry Carpet Care 0412 031 519

Stain Busters 1300 078 246

On Point Property Services 0420 432 775

## GLASS REPAIRS

Eddie Walewicz Glass (02) 6280 5091

## ELECTRONIC DOORS

ACT Doorland (change to manual first in event of power failure) (02) 6260 1550 | 0416 024 374

## ACTEW (Faults and emergencies)

Electricity 131 093

Gas 131 909

Water and sewerage 131 193

Stormwater 132 281

## STATE EMERGENCY SERVICES

SES Hotline 132 500

## SMOKE ALARMS

Smoke Alarms Australia - Beeping Alarm Support 1330 652 213