URGENT TRADES LIST - MANUKA NSW

Emergencies

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

64) Urgent Repairs to Residential Premises

(1) A landlord must, not later than 14 days after being given a written notice from the tenant, reimburse the tenant for the reasonable costs of making urgent repairs to the residential premises.

(2) A landlord is required to reimburse the costs only if:

(a) the state of disrepair did not result from a breach of the residential tenancy agreement by the tenant, and
(b) the tenant gave the landlord or the landlord's agent notice of the state of disrepair or made a reasonable attempt to do so, and
(c) the tenant gave the landlord or landlord's agent a reasonable opportunity to make the repairs, if notice was given, and
(d) the tenant has made a reasonable attempt to arrange for a licensed or otherwise properly qualified person nominated in the residential tenancy agreement to carry out the repairs, if such a person is so nominated, and
(e) the repairs were carried out, if appropriate, by licensed or otherwise properly qualified persons, and
(f) as soon as practicable after the repairs were carried out, the tenant gave the landlord or landlord's agent, or made a reasonable attempt to give the landlord or landlord's agent, a written notice setting out details of the repairs and the costs of the repairs, together with the receipts or copies of receipts for costs paid by the tenant.

(3) The maximum amount that a tenant is entitled to be reimbursed under this section is $1,000 or such other amount as may be prescribed by the regulations.

(4) Nothing in this section prevents a tenant, with the consent of the landlord, from making repairs to the residential premises and being reimbursed for the costs of those repairs.

(5) This section is a term of every residential tenancy agreement.

If you confident that you have verified your situation as an "Urgent Repair – After Hours", please contact the appropriate tradesperson on the attached list. Should the listed tradespeople not answer or be unavailable, please source a registered and insured tradesperson to undertake the required works.

URGENT TRADES LIST - MANUKA NSW

PLUMBING AND GAS (Check first with ACTEWAGL if there is a suspected gas leak)	
Drips and Drains	0418 480 324
Andrew McReynolds	0402 921 111
O'Neill & Brown Plumbing & Gas	(02) 6297 2022
ELECTRICAL	
WA Electrical & Maintenance – Will	0433 243 556
O'Neill & Brown Electrical Services	(02) 6297 2022
HEATING/COOLING	
Dawson Heating & Cooling	(02) 6297 4109 | 0438 282 548
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
First Class Cleaning	0406 736 830
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	1300 125 276

LUTON