URGENT TRADES LIST - MANUKA

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 refridgerator 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 qualifed 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.

URGENT TRADES LIST - MANUKA

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
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

LUTON