

# EMERGENCY TRADESMEN

## HEATING/COOLING

Reverse Cycle/ Evap. Air Mitch Schneider Air Conditioning 0431 627 709	Reverse Cycle/ Evap. Air Tyler Austin 0458 363 596
--	--

## ELECTRICAL

ROHR Electrical 0439 848 897	Laser Electrical 02 6885 1477
---------------------------------	----------------------------------

## PLUMBING

Matt Diamond Plumbing 0409 841 531	Laser Plumbing 1300 102 012
---------------------------------------	--------------------------------

## GLASS REPAIR

Glass and Window Centre 02 6882 2657	Western Plains Windows & Glass 02 6884 8818
---	--

## CARPET CLEANING

Steven Gower 0417 842 369 or 02 6884 2369	Kevin Hewett 0418 212 297 or 02 6882 4650
--	--

## LOCKSMITH

Dubbo City Locksmith 02 6884 3055	Orana Regional Locksmith 0408 566 200 (Aaron Newby)
--------------------------------------	--

## SEPTIC

Septic Sam 0419 415 217 or 02 6884 4555	Allen's Septic 0419 416 747 or 02 6882 4524
--	--

The above tradesmen are to be contacted  
**ONLY in EMERGENCY SITUATIONS**  
which occur outside of our trading hours  
(being Mon-Fri, 8.30am – 5.30pm).

Please notify the after hours mobile/s  
**0409 798 389 - 0412 830 197 - 0429 312 838**  
as soon as practicable of the emergency.

ALL other repairs are to be reported directly to our  
office.



As outlined by Fair Trading **urgent repairs** means any work needed to repair any of the following:

- a burst water service / serious water service leak.
- a blocked or broken toilet.
- a serious roof leak.
- a gas leak.
- a dangerous electrical fault.
- flooding or serious flood damage.
- serious storm or fire damage.
- a failure or breakdown of the gas, electricity or water supply to the premises.
- a failure or breakdown of the hot water service.
- a failure or breakdown of the stove or oven.
- a failure or breakdown of a heater or air-conditioner.
- a fault or damage which makes the premises unsafe or insecure.

"If urgent repairs are needed you should notify the agent **right away**. The agent must arrange for the repairs to be done as soon as possible. If you cannot reach them (on both the business phone and after hours mobile), check your tenancy agreement for the details of a nominated tradesperson to contact.

**However, you must be able to show that:**

- the need for the urgent repair was not your fault.
- you contacted the agent about the problem or *made a reasonable attempt* to do so.
- you gave the agent a reasonable opportunity to get the repairs done.
- the repairs were carried out by a licensed tradesperson (if appropriate).

You must give the landlord written notice setting out the details of the repair and copies of all receipts."