



## AFTER HOURS TRADES PEOPLE

The following people are available for after hours **URGENT REPAIRS**. You should only call them if you are unable to contact our office.

<b>PLUMBING &amp; GAS</b>	<b>SPENCE &amp; SONS (02) 6254 8535 – Afterhours 0412 633 537 (24/7)</b>
<b>ELECTRICAL</b>	<b>MARITEX 0412 557 155 8am-6pm – live wires (24 hours)</b>
<b>GLASS</b>	<b>DISCOUNTED GLASS SERVICES – 6253 1099</b> <b>O'BRIEN GLASS - 6280 5755</b>
<b>LOCKSMITH</b>	<b>LOCAL LOCKS (SHANE) – 0400 318 941</b>
<b>CARPET</b>	<b>(SUGGESTION ONLY) – ELECTRODRY 13 27 13</b> <b>DREAM CITY 0410 662 678</b>

**\*\* PLEASE NOTE: If any emergency attendance is required during the unavailable hours of these tradespeople you may contact SES (13 25 00) or the Police ( 000 ) \*\***

The following constitutes as an urgent repair:-

1. a burst water service
2. a blocked or broken lavatory system
3. a serious roof leak
4. a gas leak
5. a dangerous electrical fault
6. flooding or serious flood damage
7. serious storm or fire damage
8. a failure of gas, electricity or water supply to the premises
9. the failure of a refrigerator supplied with the premises
10. Failure or breakdown of any service on the premises essential for hot water, cooking, heating or laundering.
11. a fault or damage that causes a residential premises to be unsafe or insecure
12. a fault of damage likely to cause injury to person or property
13. serious fault in any door, staircase, lift or other common area which inhibits or unduly inconveniences the tenant in gaining access to and use of the premises.

Please ring the nominated tradesperson if your problem falls into one of the above categories and you feel it ***CANNOT WAIT UNTIL THE NEXT BUSINESS DAY***, when I would be happy to arrange it for you. Please also email your property manager straight away to inform them of the emergency call out

**CEC HODGKINSON REAL ESTATE**