

# Emergency Trades List



## Step 1

Determine that the issue is **emergency** maintenance not routine maintenance:

As per your tenancy agreement:

Subdivision 4 Damage and repairs

30 Meaning of emergency and routine repairs – ss 214 and 215

(1) Emergency repairs are works needed to repair any of the following –

- (a) a burst water service or serious water service leak;
- (b) a blocked or broken lavatory system;
- (c) a serious roof leak;
- (d) a gas leak;
- (e) a dangerous electrical fault;
- (f) flooding or serious flood damage;
- (g) serious storm, fire or impact damage;
- (h) a failure or breakdown of the gas, electricity or water supply to the premises;
- (i) a failure or breakdown of an essential service or appliance on the premises for hot water, cooking or heating; - **(Please Note – This does not include air conditioning)**
- (j) a fault or damage that makes the premises unsafe or insecure;
- (k) a fault or damage likely to injure a person, damage property or unduly inconvenience a resident of the premises;
- (l) a serious fault in a staircase, lift or other common area of the premises that unduly inconveniences a resident in gaining access to, or using, the premises.

(2) Routine repairs are repairs other than emergency repairs.

**WARNING!** You may be liable for some or all of the costs of any emergency repairs that you authorise that do not fall within the emergency repair provisions of your tenancy agreement.

## Step 2

Once you have determined that the issue is an emergency issue as per the above, you are authorised under your tenancy agreement (Section 33 (2)) to affect repairs through the authorised trades (see page 2) up to the maximum amount of 2 weeks rent total.

## Step 3

You must report the maintenance issue and the steps you have taken to determine and rectify the emergency issue to your Property Manager by the next business day.

<b>Plumber</b>	Brisbane Taps, Toilets and Drains – 0488 222 317
<b>Electrician</b>	Globe Electrical – 0433 209 393
<b>Other</b>	Amanda King – 0412 626 195