



## **Emergency Tradespeople**

These tradespeople are to be called ONLY in an emergency situation\*\* and when the office of Little Bird Properties is CLOSED. If the specified tradesperson is not available another ACT qualified tradesperson may be contacted.

All attempts should be made to contact the Little Bird Properties office before a tradesperson is called. If Little Bird Properties cannot be contacted at the time of the emergency, we must be notified as soon as practicable after the event.

\*\* EMERGENCY SITUATION is interpreted as a situation that if not rectified immediately, further damage to the property and/or injury to a person or persons could occur. Situations that might be considered as an emergency:

*a burst water service; a failure of gas, electricity or water to the property; a blocked or broken lavatory system; the failure or breakdown of any service on the property essential for hot water, cooking heating or laundering; a serious roof leak; a fault or damage that cause injury to a person or property; a dangerous electrical fault; a 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 property; flooding or serious flood damage; serious storm or fire.*

	<b>Company</b>	<b>Contact Person</b>	<b>Phone Number</b>
STATE EMERGENCY SERVICES			132 500
ELECTRICAL	Maritex	Ben & James	0412 557 155 (Ben) 0400 664 326 (James)
AIR CON/HEATING	Air Turners	Sharon	6294 4443
LOCKSMITH	Night & Day Locksmiths		6209 1938
PLUMBING	Spencer & Sons Plumbing	Simon & Hayley	6254 8535 0412 633 073