

ANNEXURE A - TENANCY AGREEMENT

*This Annexure page is to be used only if there is insufficient space in the Schedule.
Please insert the relevant corresponding Item number and heading.*

ITEM	DESCRIPTION:
Emergency Tradespeople	<p>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.</p> <p>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.</p> <p>** 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:</p> <p>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.</p> <p>If the nominated tradesperson listed below cannot be contacted or is otherwise unavailable, the repairs must be performed by a qualified tradesperson of the tenants choosing. The above list of trades people is subject to change at any time</p> <p>STATE EMERGENCY SERVICE Phone Number: 132 500</p> <p>ELECTRICAL Company: Maritex Commercial Phone Number: 0412 557 155 (Ben) 0400 664 326 (James) Contact Person: Ben & James</p> <p>GAS HEATING Company: Air Turners Phone Number: 6294 4443 Contact Person: Sharon</p> <p>HANDYMAN Company: Mr Fix Now Phone Number: 0409 710 556 Contact Person: Dino Dei Rocini</p> <p>LOCKSMITH Company: Googong Locksmith Phone Number: 0408 004 916 Contact Person: Jason</p> <p>PLUMBING Company: Spencer & Sons Plumbing Phone Number: 6254 8535 or 0412 633 073 Contact Person: Simon & Hayley Spencer</p> <p>ROOFING Company: Trademark Roofing Phone Number: 0427 616 184 Contact Person: Mark Wilson</p> <p>Any routine maintenance required at the property whilst the tenant is in occupation, the tenant should endeavor to contact Little Bird Properties in normal business hours. For us to act on any routine maintenance, a request must be made in writing.</p>

INITIALS