

Urgent Repairs

We recommend that you place this form somewhere with easy access in case of an incident requiring URGENT REPAIRS for quick referencing.

The Landlord of your property has authorised Raine & Horne Pty Ltd to carry out EMERGENCY repairs to the value of \$1,800.00

If you are unable to get into contact with your property manager, please contact one of one of the tradespeople as listed below – please note if you cannot get in contact with one preferred tradesperson, contact an appropriate, qualified, tradesman to rectify the urgent repair. Then make sure you contact your agent the following day.

Repairs are considered to be “URGENT” “if they are needed to fix:

- A burst water service
- A blocked or broken lavatory system
- 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 any essential service or appliance provided by the landlord for water, hot water, cooking, heating or laundry purposes.
- A serious fault in a lift or staircase in the rented premises
- An appliance, fitting or fixture, provided by the landlord, which is not working properly and causes a substantial amount of water to be wasted.
- A failure or breakdown of the gas, electricity or water supply
- Any fault or damage that makes the rented premises unsafe or insecure

It is important to note that urgent and non urgent repairs are the landlord’s or agent’s responsibility, but if the tenant caused the damage, the landlord can ask the tenant to arrange and/or pay for repairs. Tenants must continue to pay rent when waiting for repairs to be done and it is extremely important to communicate all information regarding repairs in writing and that all copies of letters, forms, receipts and reports are kept for future reference.

Preferred Tradesman

Plumber | METRO WEST PLUMBING John: 0417 617 274

Plumber | OFF TAP PLUMBING Dom: 0401 648 414

Locksmith | SHIELD LOCKSMITHS Josh: 0423 264 170

Electrician | BONE ELECTRICAL Damien: 0413 997 082 or 0412 883 692

Please forward any invoices to our office for reimbursement regarding urgent repairs.