

Is EMERGENCY maintenance required after hours

Has an emergency repair or maintenance issue arisen outside of our business hours?

If you are a TENANT you are not authorised to arrange any repairs on behalf of the Strata Company. Please contact your Landlord or Property Manager to arrange repairs.

If you are an OWNER or PROPERTY MANAGER and have a genuine urgent maintenance matter to arrange outside of our office hours (being Monday to Friday, 9:00am to 4:00pm) you may do so. Before arranging a contractor to attend please read the information below.

An emergency is strictly a situation which places a person or property in immediate potential danger, or refers to property damage that must be addressed as a matter of urgency to prevent further damage. Any repairs that can be addressed the following business day must not be arranged after hours as this is a costly option for owners of the strata property.

Our office reserves the right to refuse payment of invoices for work that is not a Strata Company responsibility and is not of an urgent nature.

NO POWER TO YOUR UNIT?

If there is a power outage to more than one unit in the complex please call Western Power first to determine if there is an outage in the area



Phone 13 13 51 or visit
www.westernpower.com.au/customer-service-power-interruption-information.html

NO GAS TO YOUR UNIT?

If there is a gas outage to more than one unit in the complex please call Alinta Gas first to determine if there is an outage in the area



Phone 13 13 52

NO WATER TO YOUR UNIT?

If there is a water outage to more than one unit in the complex please call Water Corporation first to determine if there is an outage in the area



Phone 13 13 75 or visit
www.watercorporation.com.au/faults/check-for-water-outages

If you have called the relevant Authority and have determined that there is a problem/fault to your unit please contact the preferred contractors below

Urgent ELECTRICAL (eg. power outage that has been reported to Western Power and fault is determined to be isolated to your unit. Please check the RCD/safety switches before arranging an electrician to attend)



Eastern Hills Electric
0417 930 524

Urgent PLUMBING or GAS (eg. blocked drains, sewerage overflow, gas leak, common hot water boilers, burst pipe, roof leak)



Browns Plumbing and Gas
9330 5786

Urgent ROOF LEAK (eg. minor roof damage)



JTK Property Services
9209 1523

Urgent GLASS REPLACEMENT (eg. break & enter, malicious damage, accidental damage)



O'Brien Glass
1800 018 886

Glass Plus
0419 777 001

Urgent STORM DAMAGE repairs (eg. major roof damage)



State Emergency Service
9323 9300 / 132 500

Urgent INSURANCE CLAIMS (eg. if an assessor is required to attend the property immediately. Major Strata Company insurers are listed below – please refer to your insurer)



Strata Community Insurance
1300 724 678

Urgent GENERAL repairs (eg. roof leak, collapsed fencing, locksmith, water leak from one unit to another)



JTK Property Services
9209 1523

Urgent LIFT repairs



Thyssenkrupp
1300 799 599

FIRE PANEL FAULT



Swan Fire Services
6261 9724

Urgent GATE REPAIRS (eg. gate locked shut)



Jims Garage Doors
9452 2334 0417 765 505

Urgent STORM WATER & SEWER (eg. pump pit over-flow in basement)



System Maintenance
9350 1080

Should any of the listed contacts not be available, please arrange a suitable alternative

Other useful EMERGENCY contact information

The graphic displays four emergency services: Crime Stoppers (1800 333 000), Local Council Ranger Services, SES (132 500), and Police (131 444). A central stick figure is scratching its head with a question mark, indicating confusion. The Police box includes instructions: Press '1' for immediate police attendance, Press '2' to report an incident that does not need immediate police attendance, and Press '3' for general information and other matters.

CRIME STOPPERS
1800 333 000
.com.au

LOCAL COUNCIL FOR Ranger Services

SES
132 500
In a life threatening emergency dial 000

Police 131 444
Save 000 for emergencies

Press '1' for immediate police attendance
Press '2' to report an incident that does not need immediate police attendance
Press '3' for general information and other matters