

## 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](http://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](http://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)



Total Maintenance  
Steve 0411 129 706

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



Total Maintenance  
Steve 0411 129 706

## **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)



Total Maintenance  
Steve 0411 129 706

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

## **EMERGENCY After-Hours Support (Storm/Cyclone Event)**

If your property has been impacted by storm damage outside business hours, please follow the steps below:

**1. Call our Insurance Emergency Line: 1300 724 678**

You will be automatically redirected to our emergency contractor, ARC projects, who will arrange urgent "make safe" works.

**2. If the above number does not connect, call directly:**

- Domestic Properties: 1300 728 225
- Commercial Properties: 1300 521 394

**\*\*Please advise this is an SCI Insurance Claim**

**3. Additional 24/7 Emergency Builders (if required):**

- Major Loss Builders (MLB): (08) 6263 0940
- Ambrose Construct – Make Safe: 1300 349 215

## Other useful EMERGENCY contact information

**CRIME STOPPERS**  
1800 333 000  
.com.au

**LOCAL COUNCIL FOR Ranger Services**

**In an emergency**  
call 000

**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

A black stick figure is shown in a thinking pose, with one hand on its head and a question mark above it, positioned between the SES and Police boxes.