

Emergency Repairs

It is important for you to note as Property Owner's, that a tenant may arrange for a suitably qualified person to make emergency repairs if they have:

- been unable to notify the Landlord or the landlords agent or nominated repairer of the need for emergency repairs or
- given notice that emergency repairs are needed but the repairs have not been made within a reasonable time.

What is deemed to be emergency repairs?

- ✓ A blocked 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, fire or impact damage
- ✓ Failure or breakdown of the gas, electricity or water supply to premises
- ✓ A failure or breakdown of an essential service or appliance on premises for hot water, cooking or heating
- ✓ A fault or damage that makes the premises unsafe or insecure
- ✓ A fault or damage likely to injure a person, damage property or unduly inconvenience a resident of the premises
- ✓ A serious fault in a staircase, lift or other common area of the premises that unduly inconveniences a resident in gaining access to or using the premises

Swift action to attend to maintenance needs ensures that we have control - not the tenant.

If you have any questions about residential tenancy matters, contact the experts. We are the specialists.

Bob Vandenberg AREINZ
Rental Property Management