

P.O. Box 4126 McKinnon VIC 3204
M: 0448 878 095

Maintenance Tips

No power

If the power is not on when you first move into the house check the fuse box. The main power switch in the fuse box should be in the 'ON' position.

Have you arranged for electricity to be connected? It is the tenant's responsibility to arrange all connections.

If the power goes off during your tenancy you will need to check the safety switch and main switch in the fuse box. There may have been an overload and the safety switch has been activated and needs resetting.

Have you checked to ensure one of your appliances is not faulty? If an electrician attends the job and finds fault with one of your appliances, then you will be charged for the service fee.

There may be a fault in the street. If you live in an apartment, unit or townhouse check if your neighbours have power. If more than one property has no power you may need to contact the Body Corporate manager.

No hot water

Have you arranged for the connection of the gas or electricity?

If it is an Electric Hot Water System

Have you checked the switch in the fuse box?

Is the water tap on the hot water system itself is turned on?

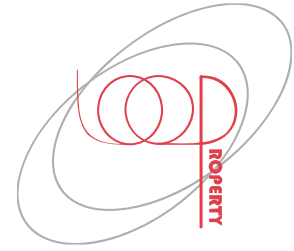
There is normally a copper valve on electric hot water systems and an overflow pipe. You may need to pull up this lever until a flow of water starts coming out of the overflow pipe.

If it is a Gas Hot Water System

Have you checked to see if the pilot light is on? Some units can be easily re-lit, others may require a tradesperson.

Lights are not working

Have you checked the fuse box? If there has been an overload the safety switch may need resetting. Or you may need to replace the light bulb.



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Power point not working

Plug the appliance into another power point to confirm the fault isn't with the appliance.

Smoke detector beeping

In most cases this means the battery needs replacing.

If you're unable to reach the smoke detector safely, please advise your property manager immediately.

Stove element is not working

Electric: Check the element is firmly connected. If the element is loose or dirty try pulling the element out, cleaning it and putting it back in again.

Gas: Try cleaning the gas outlet. The build up of grease and carbon will often prevent gas from flowing.

Remote garage door not working

Check the batteries in the remote haven't gone flat.

Check the control panel inside the garage is switched to 'automatic' not 'manual'.

Picture hooks

Permission must be obtained in writing to install picture hooks, nails or the like, but be warned you will be required to reinstate the wall/s to the same condition stated on the entry condition report given to you at the start of the tenancy. We recommend 3M hooks. If used correctly no damage will occur when removed.

Contents insurance

We recommend every tenant takes out Contents Insurance. Your belongings are **NOT** covered by Landlords Insurance.