

# Maintenance Services

Brendan Harris is our Facilities & Maintenance Manager at Admiralty Quays. He has 13 years of building management experience and attends to most maintenance items apart from those requiring specific licensing or certification.

Brendan's management background makes him an all-round problem solver with an eye for detail who can project manage any job with confidence. See the following benefits of using our in-house service.

- 1) Competence – Qualified staff, knowledgeable and skilled.
- 2) Speed – Will respond to your request same day and schedule a time to suit you.
- 3) Price – No expensive call out fees.
- 4) Follow up – Friendly staff available in the building to provide feedback and support

We also have an in-house plumber and electrician who offer competitive rates, no call out fee.

## Hourly Rates

Maintenance is charged at \$50 an hour. Labour rates do not include any parts or materials used, these will be charged additionally as needed.

## Fixed Fee Service

Fixed price services are applied to jobs that are commonly encountered around the building. A fixed fee service gives you the security of knowing exactly what it will cost. A fixed fee service also includes any materials or parts used.

Area	Item	Fixed Fee
	Registered front door or mailbox key. (The first key is more expensive to cover the cost of the courier)	\$64.40 for the first key and \$25 for subsequent keys in the same order.
	Security Swipe	\$48.5
	Waste Disposal – Release rotor and restore to working condition.	\$40
	Waste Disposal - Replace broken or leaking unit with a new one.	\$448
	Supply and install new s/steel LG Microwave into kitchen cabinet	\$425
	Connect and test owner supplied washing machine	\$60
	Ceiling vent diffuser replacement	\$72
	Ironing board cover - replacement	\$38
	Toilet seat replacement (Quality seat) stainless steel hinges)	\$139
	Toilet flush button set replacement	\$98.40
	Supply and Fit Shower Head	\$132.30
	Supply and fit shower hose	\$77.10
	Reseal sink/basin/toilet	\$60
	Install and program owner supplied TV or DVD	\$89/52
	Replace downlight spring retainer	\$14.4
	Replace refrigerator light	\$37.4
	Replace Smeg oven light (light only)	\$14.5
	Smeg Dishwasher Knob - Small	\$28.80
	Smeg Dishwasher Knob - Large	\$40.30
	Adjust Kitchen cabinet hinges	\$16.10
	Deliver and install new TV	\$89
	Replace oyster fitting retaining clip	\$35
	Replace light switch cover	\$23.5
	Replace 20w spot halogen	\$20.7
	Replace 20w bi pin halogen	\$20.7
	Replace 32w circular white fluoro	\$26.5
	Replace 42w pearl halogen energy saver	\$13.8
	Change owner supplied bulb	\$15