

Handy Andy Maintenance

Andy Maddox is our onsite Maintenance Manager at Admiralty Quays. He is a qualified tradesman and attends to most maintenance items apart from those he is not legally allowed to perform.

Andy is a plumber by trade, but you will find that he is an all-round problem solver who can tackle any job with confidence. Try him once and you won't go anywhere else again. An in-house service has the following benefits:

- 1) Competence – He is qualified, knowledgeable and skilled.
- 2) Speed – He can attend to your job straight away.
- 3) Price – There are no expensive call out fees since he is already onsite.
- 4) Follow up – He is always available in the building to provide feedback and support

Hourly Rates

For Maintenance to show up and help you with something, it will cost \$30 if it takes 30 minutes or less. If the job takes more than half an hour it will cost \$24 for every additional half hour or part thereof. Of course 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
Security	Registered front door or mailbox key. (The first key is more expensive to cover the \$30 cost of the courier)	\$44.40 for the first key and \$22 for subsequent keys in the same order.
	Security Swipe	\$48.5
Kitchen	Release jammed waste disposal and restore to working condition.	\$30
	Replace broken or leaking waste disposal unit with a new one.	\$392.80
Laundry	Supply and install into kitchen cabinet new s/steel LG Microwave	\$426
	Connect and test a washing machine	\$37
	Replace ceiling vent diffuser	\$72
Bathroom	Replace ironing board cover	\$37.92
	Replace toilet washers for inlet or outlet valve	\$45
	Replace toilet washer (side entry)	\$125
	Replace outlet valve Villeroy & Boche	\$189.60
	Replace toilet seat (Quality seat with stainless steel hinges)	\$136
	Replace toilet flush button set	\$98.40
	Supply and fit shower hose	\$47
Living Room Electrical	Reseal sink/basin/toilet	\$48
	Install and program owner supplied TV or DVD	\$45
	Replace downlight spring retainer	\$12.5
	Replace refrigerator light	\$32.5
	Replace Smeg oven light (light only)	\$12.5
	Replace Smeg oven light and fitting	\$47
	Replace oyster fitting retaining clip	\$35
	Replace light switch cover	\$23.5
	Replace light switch mechanism	\$40.5
	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	\$10	