

**LDB Property Pty Ltd**

ACN 097 316 900 ABN 21 097 316 900  
Licensed Estate Agent Member REIV  
Director - Owen C. Day

1-3 Albert Street, Blackburn Vic 3130  
PO Box 552, Blackburn Vic 3130

Telephone: 03 9875 2980  
Facsimile: 03 9875 2989

[www.LDB.com.au](http://www.LDB.com.au)



Working as One

For any after-hours emergency or urgent maintenance issue related to common property or services please contact our after-hours telephone number **9875 2980** or

Email: [oday@ldb.com.au](mailto:oday@ldb.com.au)

Matters considered as urgent include, but are not limited to:-

- blocked or broken sewer/toilet system
- serious roof leak
- gas leak
- dangerous electrical fault
- flooding or serious flood damage
- serious storm or fire damage
- failure or breakdown of any essential fire service
- bulk hot water service failure
- failure or breakdown of the gas, electricity or water supply
- any fault or damage that makes access to the building premises unsafe or insecure
- a serious fault in a lift or staircase.
- Failure or breakdown of garage doors restricting access or egress to common parking area/s

**Please Note:**

- After-hours charges apply for any after-hours attendance. Therefore, if it is not a serious issue please contact our office the following business day on  
Tel: [9875 2900](tel:98752900).  
Email: [property.administration@ldb.com.au](mailto:property.administration@ldb.com.au)
- The cost of attendance to matters that are deemed not to be related to the common property or services will be at the expense of and passed onto the Lot Owner.