



## PLUMBER

Named as one of Canada's Best Managed Companies and Most Admired Corporate Cultures in Canada, Southwest has developed, constructed, owned and operated world-class properties for over 55 years. A leading developer of residential and commercial property and one of the largest privately-held owner of multi-family residential buildings in the Halifax region, Southwest's brand of quality and community involvement has made a major impact on the Atlantic Canadian real estate market. Southwest believes in going beyond the necessary to create inspiring environments by providing the best places to live, shop, work and play, creating lasting relationships with employees, customers and partners. **At Southwest we are always seeking the best and brightest stars in their field. From front line staff to senior management, we choose to employ the best in the industry!**

*We are currently seeking an outstanding individual to fill the permanent full-time position of **Plumber** within our Oak Tree Maintenance Team.*

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### BENEFITS

- Performance Based Bonus Eligibility
- Comprehensive Extended, Health & Dental Benefits
- Company Work Vehicle
- RRSP Plan Eligible – FT Employees over 6 months
- Monthly Transit Pass - 100% Reimbursement
- Employee Health & Wellness Incentive Program - \$300.00 Annual Reimbursement
- Education Reimbursement Program
- Flexible Work Schedules
- Employee Discount Program – 10% off Southwest Properties Lease
- Resident Referral Program – Cash Incentives
- Service Awards
- Social Staff Events
- Home Computer Antivirus Incentive Program - \$50.00 Annual Reimbursement
- Charitable Donation Matching Program - \$1000.00 Annually + 1 Day off to Volunteer

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### JOB

The Plumber is responsible for installing, repairing, and maintaining pipes, fixtures and other plumbing used for water distribution and wastewater disposal in our residential buildings.

This position directly reports to the Maintenance Supervisor who assigns day-to-day work and oversees and provides back up for general duties. The Plumber also receives general guidance and daily work orders from the Manager of Real Estate Operations.

### Duties & Responsibilities

- Responsible for full completion of work orders within a designated time period, completed within the turnover month
- Ensure good tenant relations by scheduling repairs and maintenance within an approved time period
- Install, repair and maintain plumbing systems and components
- Review building plans and specifications to determine the layout for plumbing and related material
- Identify required tools and special equipment
- Install, repair and maintain water treatment equipment, piping and controls, storm sanitary and water piping systems, sinks, tubs and toilets, water heaters and conditioners, plumbing fixtures, appliances and trim.
- Test pipe systems and fixtures for leaks
- Maintain all building codes, installation requirements and relevant legislation
- Perform scheduled maintenance service on plumbing systems and fixtures

- Apply all codes to installations, repairs and maintenance
- Ensure all requirements as specified by the manufacturer of systems and fixtures are met
- Ensure all installations, repairs and maintenance are properly sized, aligned, supported and graded

### **Administrative**

- Prepare budgets
- Prepare orders of supplies
- Keep daily reports
- Schedule work in cooperation with other trades, suppliers and staff members
- Completion of electronic work orders
- Creating electronic purchase orders
- Recommend cost savings initiatives throughout the portfolio
- Handle general resident plumbing issues
- Member of Joint Occupational Health and Safety Committee

### **Safety and Security**

- Must be able to perform physical activities, such as, but not limited to, lifting equipment (up to 50 lbs. unassisted), bending, standing, climbing or walking
- Must be able to safely use manual tools and power equipment common in the construction trades
- Able to handle hazardous materials safely and tolerate exposure to electrical and other environmental hazards
- Must have a commitment to safety, and utilization of proper PPE

### **Working Conditions:**

Hours of Work: Monday – Friday, 7:30 -4:00pm with emergency after hours on call.

Work Location: Varied throughout Southwest Portfolio

Physical/Mental Demands: The Plumber is required to adjust to many different working conditions including:

- Standing for long periods
- Heavy lifting
- Confined spaces
- Heights
- Loud noises
- Repetitive movements

Equipment and Workplace Aids: On a regular basis the Plumber will utilize company vehicles, various hand tools, wrenches, screwdrivers, power tools, ladders etc.

### **Job Specifications:**

Minimum Training/Experience Required: 3-4 years in a similar role to be proficient, with experience in a similar role. Plumbing aptitude is required.

Special Skills/Training Required: Valid driver's license, WHIMS, Fall Arrest, good understanding of Building Maintenance Programs

***Our Mission: To provide the best places to live, work, shop and play, creating lasting relationships with our employees, customers and partners***

## Knowledge and Skills Required:

- Ability to perform assigned duties with minimal supervision
- Ability to perform with tact and professionalism in a fast-paced, ever-changing environment
- Ability to troubleshoot maintenance problems and implement/recommend solutions quickly and effectively
- Strong multi-tasking and organizational skills
- Proven ability to plan, organize and prioritize work
- Strong attention to detail with a high level of quality
- Exceptional customer service

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## COMMITMENT TO DE&I

Southwest Properties is committed to attracting and retaining a diverse team, who values your experiences, perspectives and unique identity. We are committed to creating and maintaining an environment that is inclusive, equitable and welcoming.

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## HOW TO APPLY

*If you are interested in this exciting opportunity, please forward your resume and cover letter to our Human Resources Team: Southwest Properties Limited, 1475 Lower Water Street, Suite 100 Halifax NS, B3J [322.resume@southwest.ca](mailto:322.resume@southwest.ca) Thank you for your interest in Southwest Properties. Only those chosen for an interview will be contacted. **We are a team of individuals who get joy from bringing joy to others***

***Our Mission:*** *To provide the best places to live, work, shop and play, creating lasting relationships with our employees, customers and partners*