CONDITION OF PREMISES REPORT

Condition reports are used as evidence in bond disputes. This 4 page condition report can be used in a tenancy or occupancy. It is available free from www.tenantsact.org.au and www.revenue.act.gov.au

In a tenancy, a condition report is used to determine:

- if a landlord has provided the premises fit for habitation, reasonably clean, in a reasonable state of repair and reasonably secure (Div 3.3 s29 of the Residential Tenancy ACT)
- if a tenant has returned the premises in substantially the same cleanliness and condition as when they moved in, fair wear and tear excepted (Div 3.3 s31 of the Residential Tenancy ACT)

Within 2 weeks of moving in:

1) Fill in this report carefully and sign it, OR

The landlord provided 2 copies of the report and is already filled in, check it and make your own comments. Don't sign it unless you agree with it.

Give one completed copy of this report to the other party.

2) Take date-stamped photos of any defects in the property.

When the tenancy ends:

C = Clean G = Good

1) Landlord and tenants must carry out a final inspection and complete an end of tenancy condition report

N = Not Working F = Fair S = Scratched/Marked

2) Where one party has been given reasonable notice for the inspection and fails to attend. The other party can complete the condition report in their absence.

D = Dirt B = Broken/Damaged

Please use the following codes in the report:

Address of rental premises:	Agent/Landlord/Grantor Names:	
Tenant/Occupant Names:	Bond Number:	
	Bonds must be lodged with the Office	e of Rental Bonds in all
	tenancies, and can be lodged in all oc	ccupancies.

L= Landlord/Agent or Grantor	DATE		COMMENCEMENT	DATE		TERMINATION
T=Tenant or Occupant		1	1		1	1
KITCHEN	L	Т	COMMENTS	L	T	COMMENTS
STOVE TOP						
GRILLER						
OVEN						
SINK/DISPOSAL UNIT						
CUPBOARDS/DRAWERS						
BENCH TOPS						
EXHAUST FAN/VENT						
FLOOR/COVERING						
BLINDS/CURTAINS						
WALLS/DOORS						
WINDOWS/SCREENS						
CEILING/LIGHT FITTINGS						
POWERPOINTS/SWITCHES						
DISH WASHER						
OTHER						
FURTHER COMMENTS						
BATHROOM						
BATH/SPA						
BASIN/VANITY						
SHOWER RECESS						
SHOWER SCREEN/CURTAIN						
MIRROR						
TOWEL RAIL/SOAP HOLDER						
EXHAUST FAN/VENT						
FLOOR COVERING						
BLINDS/CURTAINS						
WALLS/DOORS						
WINDOWS/SCREENS						
CEILING/LIGHT FITTINGS						
POWERPOINT/SWITCHES						
SHOWER HEAD/ROSE						
OTHER						

COMMENCEMENT TERMINATION				TERMINATION	
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L= Landlord /Agent or Grantor			COMMENCEMENT	TERMINATION				
T=Tenant or Occupant BEDROOM (Cont)	L	Т	COMMENTS	L	Т	COMMENTS		
WALLS/DOORS	<u> </u>	'	COMMENTS		•	COMMENTS		
WINDOWS/SCREENS								
CEILING/LIGHT FITTINGS								
POWERPOINTS/SWITCHES								
OTHER								
FURTHER COMMENTS			_					
BEDROOM 3								
BUILT-INS								
FLOOR/COVERING								
BLINDS/CURTAINS								
WALLS/DOORS								
WINDOWS/SCREENS								
CEILING/LIGHT FITTINGS								
POWERPOINTS/SWITCHES								
OTHER				+				
FURTHER COMMENTS		1	1	1	1	<u>l</u>		
LOUNGE ROOM								
HEATING SYSTEM								
FLOOR/COVERING								
BLINDS/CURTAINS								
WALLS/DOORS								
				-				
WINDOWS/SCREENS								
CEILING/LIGHT FITTINGS								
POWERPOINTS/SWITCHES								
OTHER								
FURTHER COMMENTS								
OTHER ROOM 1								
BUILT-INS								
FLOOR/COVERING								
BLINDS/CURTAINS								
WALLS/DOORS								
WINDOWS/SCREENS								
CEILING/LIGHT FITTINGS								
POWERPOINTS/SWITCHES								
OTHER								
FURTHER COMMENTS		l			1			
OTHER ROOM 2								
BUILT-INS								
FLOOR/COVERING								
BLINDS/CURTAINS								
WALLS/DOORS								
WINDOWS/SCREENS								
CEILING/LIGHT FITTINGS								
POWERPOINTS/SWITCHES								
OTHER								
FURTHER COMMENTS								
EXTERIOR								
LETTERBOX								
EXTERNAL AWNINGS								
SECURITY/SCREEN DOORS								
CONCRETE FOOTPATHS								
GARDEN (FRONT)								
LAWN (FRONT)								
GARDEN (BACK)								
			1	1	i	İ		
LAWN (BACK)								

L= Landlord/Agent or Grantor	COMMENCEMENT				TERMINATION					
T=Tenant or Occupant										
EXTERIOR (Cont)	L	T	COMMENTS	L	T		COMMENTS			
WATERING SYSTEM										
DRIVEWAY										
TELEVISION ANTENNA										
WATER SOFTENER										
CLOTHESLINE										
GARBAGE BIN										
GUTTERS OTHER										
FURTHER COMMENTS										
FORTHER COMMENTS										
GARAGE/CARPORT										
FLOOR										
WALLS/DOORS										
WINDOWS/SCREENS										
SHELVES										
CEILING/LIGHT FITTINGS										
POWERPOINTS/SWITCHES										
OTHER										
FURTHER COMMENTS										
SHED										
FLOOR										
WALLS/DOORS										
WINDOWS/SCREENS										
SHELVES										
CEILING/LIGHT FITTINGS										
POWERPOINTS/SWITCHES										
OTHER										
FURTHER COMMENTS										
GENERAL										
SMOKE DETECTORS										
SECURITY SYSTEM										
REMOTE CONTROLS										
ROLLER SHUTTERS										
OTHER										
FURTHER COMMENTS										
WATER METER READING				GAS REA	DING					
1. AT COMMENCEMENT:	AT COMMENCEMENT:									
AT TERMINATION:	AT TERM	IINATIO	N·							
TOTAL CONSUMPTION:KL TOTA						IPTION:				
I have noted the condition of the premises at the commencement of the tenancy/occupancy:										
LANDLORDS', AGENTS' OR GRANTORS' SIGNATURE:							Dated:			
TENANTS' OR OCCUPANTS' SIGNATURE:						Dated:				
I have noted the condition of the	no prom	ieoc a	at the termination of the tenency/acc	inanov"						
I have noted the condition of the premises at the termination of the tenancy/occupancy:										
LANDLORDS', AGENTS' OR GRANTORS' SIGNATURE: Dated:						Dated:				
TENANTS' OR OCCUPANTS'	SIGNA	TURE	<u>:</u>				Dated:			