|  |  |
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| Condition report – Residential rental agreement*Residential Tenancies Act 1997* Section 35(1B)*Residential Tenancies Regulations 2021* Regulation 18 | Consumer Affairs Victoria |

This page provides information about a condition report and how to complete a condition report at the beginning and end of the rental agreement.

* A condition report must be completed at the start of every residential rental agreement (rental agreement). It is important that the renter completes this report in detail as it records the state of the premises at the start of the rental agreement.
* Keep the condition report in a safe place. It will help to resolve disputes over cleaning, damage, safety or missing items at the end of the agreement.
* Take photos that show the condition of items, fixtures and fittings. Fixtures and fittings are items considered to be part of the premises. Photos should be taken at the beginning and at the end of the tenancy.
* The renter and the residential rental provider (rental provider) or agent should sign and date all extra pages.
* Renters can fill in a condition report and give it to their rental provider if they are not given one.

# At the start of a rental agreement

At the start of a rental agreement and before the renter moves into the premises, the rental provider or their agent must:

* fill in, sign and date the condition report;
* add extra pages to the report if there is not enough room when listing items;
* give two copies of the signed report to the renter to fill in their part (or one copy if sending electronically).

At the start of a rental agreement, renters must:

* fill in, sign and date the report within **5 business days** after moving in. A completed report can help describe the condition of the property, if there is a later dispute about the renter’s responsibility for damage or cleaning.

When filling out the condition report, the renter should:

* include comments where they disagree with the description of an item and note anything which seems unsafe, insecurely fixed or needs repair.

**Note:** where the condition report lists something needing repair, this provides the rental provider with written notice of the issue. If the rental provider does not carry out the repairs within a reasonable period of time, the renter can apply to the Victorian Civil and Administrative Tribunal (VCAT) for an order requiring the repairs to be carried out.

* take photos that show the condition of items - especially if the renter does not agree with what is on the form. Identify the location in which the photo is taken, including the date, and send a copy to the agent or rental provider together with the amended condition report.
* tell the rental provider or their agent about any defect that could be a threat to safety. For more information on reporting safety issues, see the Renters Guide or the Consumer Affairs Victoria renting web pages - [www.consumer.vic.gov.au/renting](http://www.consumer.vic.gov.au/renting).

# Correcting a condition report

Renters may not be able to see if all the items in the condition report are working when they fill in the report. If they subsequently find that something is not working or in poor repair, renters can apply to VCAT to correct the report. This must be done within **30 days** of the start date of the rental agreement. VCAT may order that the condition report be amended.

# At the end of the rental agreement

At the end of a rental agreement, the rental provider or their agent must:

* complete the final inspection and fill in the condition report within 10 days after the end date on the agreement.
* give the renter an opportunity to attend the inspection if possible.
* allow for fair wear and tear as this does not count as damage caused by the renter.

**Note**: Where the renter is a victim of family or personal violence, VCAT may order that they not be held liable for any loss or damage caused by the alleged perpetrator of that violence.

# Help or further information

For further information, visit the renting section – Consumer Affairs Victoria website at [www.consumer.vic.gov.au/renting](http://www.consumer.vic.gov.au/renting) or call the Consumer Affairs Victoria on **1300 55 81 81**.

# Telephone interpreter service

If you have difficulty understanding English, contact the Translating and Interpreting Service (TIS) on 131 450 (for the cost of a local call) and ask to be put through to an Information Officer at Consumer Affairs Victoria on 1300 55 81 81.

 **Arabic**

إذا كان لديك صعوبة في فهم اللغة الإنكليزية، اتصل بخدمة الترجمة التحريرية والشفوية (TIS) على الرقم 450 131 (بكلفة مكالمة محلية) واطلب أن يوصلوك بموظف معلومات في دائرة شؤون المستهلك في فكتوريا على الرقم 81 81 55 1300.

**Turkish** İngilize anlamakta güçlük çekiyorsanız, 131 450’den (şehir içi konuşma ücretine) Yazılı ve Sözlü Tercümanlık Servisini (TIS) arayarak 1300 55 81 81 numerali telefondan Victoria Tüketici İşleri’ni aramalarını ve size bir Danişma Memuru ile görüştürmelerini isteyiniz.

**Vietnamese** Nếu quí vị không hiểu tiếng Anh, xin liên lạc với Dịch Vụ Thông Phiên Dịch (TIS) qua số 131 450 (với giá biểu của cú gọi địa phương) và yêu cầu được nối đường dây tới một Nhân Viên Thông Tin tại Bộ Tiêu Thụ Sự Vụ Victoria (Consumer Affairs Victoria) qua số 1300 55 81 81.

**Somali** Haddii aad dhibaato ku qabto fahmida Ingiriiska, La xiriir Adeega Tarjumida iyo Afcelinta (TIS) telefoonka 131 450 (qiimaha meesha aad joogto) weydiisuna in lagugu xiro Sarkaalka Macluumaadka ee Arrimaha Macmiilaha

Fiktooriya tel: 1300 55 81 81.

Chinese 如果您聽不大懂英語，請打電話給口譯和筆譯服務處，電話：131 450（衹花費一個普通電話費），讓他們幫您接通維多利亞消費者事務處（Consumer Affairs Victoria）的信息官員，電話：1300 55 81 81。

**Serbian** Ако вам је тешко да разумете енглески, назовите Службу преводилаца и тумача (Translating and Interpreting Service – TIS) на 131 450 (по цену локалног позива) и замолите их да вас повежу са Службеником за информације (Information Officer) у Викторијској Служби за потрошачка питања (Consumer Affairs Victoria) на 1300 55 81 81.

**Amharic**  በእንግሊዝኛ ቋንቋ ለመረዳት ችግር ካለብዎ የአስተርጓሚ አገልግሎትን (TIS) በስልክ ቁጥር 131 450 (በአካባቢ ስልክ ጥሪ ሂሳብ) በመደወል ለቪክቶሪያ ደንበኞች ጉዳይ ቢሮ በስልክ ቁጥር 1300 55 81 81 ደውሎ ከመረጃ አቅራቢ ሠራተኛ ጋር እንዲያገናኝዎት መጠየቅ።

**Dari**

اگر شما مشکل دانستن زبان انگلیسی دارید، با اداره خدمات ترجمانی تحریری و شفاهی (TIS)به شماره 450 131 به قیمت مخابره محلی تماس بگیرید و بخواهید که شما را به کارمند معلومات دفتر امور مهاجرین ویکتوریا به شماره 1300 55 81 81 ارتباط دهد.

**Croatian** Ako nerazumijete dovoljno engleski, nazovite Službu tumača i prevoditelja (TIS) na 131 450 (po cijeni mjesnog poziva) i zamolite da vas spoje s djelatnikom za obavijesti u Consumer Affairs Victoria na 1300 55 81 81.

**Greek** Αν έχετε δυσκολίες στην κατανόηση της αγγλικής γλώσσας, επικοινωνήστε με την Υπηρεσία Μετάφρασης και Διερμηνείας (ΤΙS) στο 131 450 (με το κόστος μιας τοπικής κλήσης) και ζητήστε να σας συνδέσουν με έναν Υπάλληλο Πληροφοριών στην Υπηρεσία Προστασίας Καταναλωτών Βικτώριας (Consumer Affairs Victoria) στον αριθμό 1300 55 81 81.

**Italian** Se avete difficoltà a comprendere l’inglese, contattate il servizio interpreti e traduttori, cioè il Translating and Interpreting Service (TIS) al 131 450 (per il costo di una chiamata locale), e chiedete di essee messi in comunicazione con un operatore addetto alle informazioni del dipartimento “Consumer Affairs Victoria” al numero 1300 55 81 81.

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| Condition report – Residential rental agreement*Residential Tenancies Act 1997* | Consumer Affairs Victoria |

# Part A

1. This condition report is evidence of the general condition of the premise at the START of a rental agreement

|  |  |
| --- | --- |
| Date of condition report |  |

1. Address of rented premises

|  |  |  |
| --- | --- | --- |
|  | Postcode |  |

1. Rental provider details

|  |  |
| --- | --- |
| Full name 1 |  |

|  |  |
| --- | --- |
| Full name 2 |  |

|  |  |
| --- | --- |
| Agent’s company name (if applicable) |  |

1. Renter details

|  |  |
| --- | --- |
| Full name of **renter 1** |  |

|  |  |
| --- | --- |
| Full name of **renter 2** |  |

|  |  |
| --- | --- |
| Full name of **renter 3** |  |

|  |  |
| --- | --- |
| Full name of **renter 4** |  |

**Note:** If there are more than four renters, include details on an extra page.

1. Important notes

|  |  |
| --- | --- |
|  | Rental providers and renters should take photos of the premises. They should be taken close-up to show the detail regarding the structure, fixture or fittings being photographed and at a distance for perspective.Photos should be dated, labelled and attached to this condition report, in hard copy or electronically; they should identify the location or room. Photos may be useful in a dispute about the condition of the property. |
| Paperclip | If there is not enough space to list all items, attach a separate sheet. **The rental provider/agent and the renter** should sign and date any additional attached pages. |

# Part B – Start of rental agreement condition report

|  |  |
| --- | --- |
| RENTAL PROVIDER/AGENT to complete these columns* For each item, **select all that apply** and provide relevant comments.
* If an item is not applicable, tick N/A.
* If an item is not listed, use ‘other’ to specify.
* If you are unable to test whether a particular appliance is in working order, for example, due to an absence of electricity, you should write, ‘unable to assess’
 | RENTER to complete these columns* Indicate if you agree with the rental provider’s/agent’s assessment. Provide comments against each item if you disagree, feel that something is unsafe or needs repair or want to add more details.
* Tick where you have attached photos to support your comments.You may wish to number the photos and provide the number in the ‘Photos’ column.
 |

| **Room and item** | N/A | Clean | Undamaged | Working | **Rental provider’s/agent’s comments** | **Photos** | **Agree? Y/N** | **Renter’s comments** | **Photos**  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Entrance hall** |  |  |  |  |  |  |  |  |  |
| Front door |  |  |  |  |  |  |  |  |  |
| Front door locks |  |  |  |  |  |  |  |  |  |
| Screen door |  |  |  |  |  |  |  |  |  |
| Walls |  |  |  |  |  |  |  |  |  |
| Picture hooks –number and location |  |  |  |  |  |  |  |  |  |
| **Entrance hall** *continued* |  |  |  |  |  |  |  |  |  |
| Windows |  |  |  |  |  |  |  |  |  |
| Screens |  |  |  |  |  |  |  |  |  |
| Window locks |  |  |  |  |  |  |  |  |  |
| Blinds/curtains |  |  |  |  |  |  |  |  |  |
| Ceiling |  |  |  |  |  |  |  |  |  |
| Light fittings |  |  |  |  |  |  |  |  |  |
| Floor coverings |  |  |  |  |  |  |  |  |  |
| **Entrance hall** *continued* |  |  |  |  |  |  |  |  |  |
| Power points |  |  |  |  |  |  |  |  |  |
| Built in cupboard |  |  |  |  |  |  |  |  |  |
| Other - specify |  |  |  |  |  |  |  |  |  |
| Other - specify |  |  |  |  |  |  |  |  |  |
| **Lounge room** |  |  |  |  |  |  |  |  |  |
| Doors |  |  |  |  |  |  |  |  |  |
| Walls |  |  |  |  |  |  |  |  |  |
| Picture hooks –number and location |  |  |  |  |  |  |  |  |  |
| **Lounge room** *continued* |  |  |  |  |  |  |  |  |  |
| Windows |  |  |  |  |  |  |  |  |  |
| Screens |  |  |  |  |  |  |  |  |  |
| Blinds/curtains |  |  |  |  |  |  |  |  |  |
| Ceiling |  |  |  |  |  |  |  |  |  |
| Light fittings |  |  |  |  |  |  |  |  |  |
| Floor coverings |  |  |  |  |  |  |  |  |  |
| Power points |  |  |  |  |  |  |  |  |  |
| **Lounge room** *continued* |  |  |  |  |  |  |  |  |  |
| TV connection |  |  |  |  |  |  |  |  |  |
| Telephone connection |  |  |  |  |  |  |  |  |  |
| Other - specify |  |  |  |  |  |  |  |  |  |
| Other - specify |  |  |  |  |  |  |  |  |  |
| Other - specify |  |  |  |  |  |  |  |  |  |
| **Kitchen / Meals** |  |  |  |  |  |  |  |  |  |
| Doors |  |  |  |  |  |  |  |  |  |
| Walls |  |  |  |  |  |  |  |  |  |
| **Kitchen / Meals***continued* |  |  |  |  |  |  |  |  |  |
| Picture hooks –number and location |  |  |  |  |  |  |  |  |  |
| Windows |  |  |  |  |  |  |  |  |  |
| Screens |  |  |  |  |  |  |  |  |  |
| Blinds/curtains |  |  |  |  |  |  |  |  |  |
| Ceiling |  |  |  |  |  |  |  |  |  |
| Light fittings |  |  |  |  |  |  |  |  |  |
| Floor coverings |  |  |  |  |  |  |  |  |  |
| **Kitchen / Meals** *continued* |  |  |  |  |  |  |  |  |  |
| Power points |  |  |  |  |  |  |  |  |  |
| Cupboards/drawers |  |  |  |  |  |  |  |  |  |
| Bench tops |  |  |  |  |  |  |  |  |  |
| Tiling |  |  |  |  |  |  |  |  |  |
| Sink |  |  |  |  |  |  |  |  |  |
| Taps |  |  |  |  |  |  |  |  |  |
| Hot plates/stove top |  |  |  |  |  |  |  |  |  |
| **Kitchen / Meals** *continued* |  |  |  |  |  |  |  |  |  |
| Oven/grill |  |  |  |  |  |  |  |  |  |
| Exhaust fan/rangehood |  |  |  |  |  |  |  |  |  |
| Dishwasher |  |  |  |  |  |  |  |  |  |
| Other - specify |  |  |  |  |  |  |  |  |  |
| Other - specify |  |  |  |  |  |  |  |  |  |
| **Bedroom 1** |  |  |  |  |  |  |  |  |  |
| Doors |  |  |  |  |  |  |  |  |  |
| Walls |  |  |  |  |  |  |  |  |  |
| **Bedroom 1***continued* |  |  |  |  |  |  |  |  |  |
| Picture hooks –number and location |  |  |  |  |  |  |  |  |  |
| Wardrobe/drawers |  |  |  |  |  |  |  |  |  |
| Windows |  |  |  |  |  |  |  |  |  |
| Screens |  |  |  |  |  |  |  |  |  |
| Window locks |  |  |  |  |  |  |  |  |  |
| Blinds/curtains |  |  |  |  |  |  |  |  |  |
| Ceiling |  |  |  |  |  |  |  |  |  |
| **Bedroom 1***continued* |  |  |  |  |  |  |  |  |  |
| Light fittings |  |  |  |  |  |  |  |  |  |
| Floor coverings |  |  |  |  |  |  |  |  |  |
| Power points |  |  |  |  |  |  |  |  |  |
| Other - specify |  |  |  |  |  |  |  |  |  |
| Other - specify |  |  |  |  |  |  |  |  |  |
| Other - specify |  |  |  |  |  |  |  |  |  |
| Other - specify |  |  |  |  |  |  |  |  |  |
| **Ensuite** |  |  |  |  |  |  |  |  |  |
| Doors |  |  |  |  |  |  |  |  |  |
| Walls |  |  |  |  |  |  |  |  |  |
| Picture hooks –number and location |  |  |  |  |  |  |  |  |  |
| Tiling |  |  |  |  |  |  |  |  |  |
| Windows |  |  |  |  |  |  |  |  |  |
| Screens |  |  |  |  |  |  |  |  |  |
| Blinds/curtains |  |  |  |  |  |  |  |  |  |
| Ceiling |  |  |  |  |  |  |  |  |  |
| **Ensuite** *continued* |  |  |  |  |  |  |  |  |  |
| Light fittings |  |  |  |  |  |  |  |  |  |
| Floor coverings |  |  |  |  |  |  |  |  |  |
| Power points |  |  |  |  |  |  |  |  |  |
| Bath/taps |  |  |  |  |  |  |  |  |  |
| Shower/screen/taps |  |  |  |  |  |  |  |  |  |
| Wash basin/taps |  |  |  |  |  |  |  |  |  |
| Mirror |  |  |  |  |  |  |  |  |  |
| Cabinet |  |  |  |  |  |  |  |  |  |
| **Ensuite** *continued* |  |  |  |  |  |  |  |  |  |
| Towel rails |  |  |  |  |  |  |  |  |  |
| Toilet |  |  |  |  |  |  |  |  |  |
| Exhaust fan/heating |  |  |  |  |  |  |  |  |  |
| Other - specify |  |  |  |  |  |  |  |  |  |
| Other - specify |  |  |  |  |  |  |  |  |  |
| **Bedroom 2**  |  |  |  |  |  |  |  |  |  |
| Doors |  |  |  |  |  |  |  |  |  |
| Walls |  |  |  |  |  |  |  |  |  |
| **Bedroom 2** *continued* |  |  |  |  |  |  |  |  |  |
| Picture hooks –number and location |  |  |  |  |  |  |  |  |  |
| Wardrobe/drawers |  |  |  |  |  |  |  |  |  |
| Windows |  |  |  |  |  |  |  |  |  |
| Screens |  |  |  |  |  |  |  |  |  |
| Window locks |  |  |  |  |  |  |  |  |  |
| Blinds/curtains |  |  |  |  |  |  |  |  |  |
| Ceiling |  |  |  |  |  |  |  |  |  |
| **Bedroom 2** *continued* |  |  |  |  |  |  |  |  |  |
| Light fittings |  |  |  |  |  |  |  |  |  |
| Floor coverings |  |  |  |  |  |  |  |  |  |
| Power points |  |  |  |  |  |  |  |  |  |
| Other - specify |  |  |  |  |  |  |  |  |  |
| Other - specify |  |  |  |  |  |  |  |  |  |
| Other - specify |  |  |  |  |  |  |  |  |  |
| Other - specify |  |  |  |  |  |  |  |  |  |
| **Bedroom 3**  |  |  |  |  |  |  |  |  |  |
| Doors |  |  |  |  |  |  |  |  |  |
| Walls |  |  |  |  |  |  |  |  |  |
| Picture hooks –number and location |  |  |  |  |  |  |  |  |  |
| Wardrobe/drawers |  |  |  |  |  |  |  |  |  |
| Windows |  |  |  |  |  |  |  |  |  |
| Screens |  |  |  |  |  |  |  |  |  |
| Window locks |  |  |  |  |  |  |  |  |  |
| Blinds/curtains |  |  |  |  |  |  |  |  |  |
| **Bedroom 3** *continued* |  |  |  |  |  |  |  |  |  |
| Ceiling |  |  |  |  |  |  |  |  |  |
| Light fittings |  |  |  |  |  |  |  |  |  |
| Floor coverings |  |  |  |  |  |  |  |  |  |
| Power points |  |  |  |  |  |  |  |  |  |
| Other - specify |  |  |  |  |  |  |  |  |  |
| Other - specify |  |  |  |  |  |  |  |  |  |
| Other - specify |  |  |  |  |  |  |  |  |  |
| **Bedroom 4**  |  |  |  |  |  |  |  |  |  |
| Doors |  |  |  |  |  |  |  |  |  |
| Walls |  |  |  |  |  |  |  |  |  |
| Picture hooks –number and location |  |  |  |  |  |  |  |  |  |
| Wardrobe/drawers |  |  |  |  |  |  |  |  |  |
| Windows |  |  |  |  |  |  |  |  |  |
| Screens |  |  |  |  |  |  |  |  |  |
| Window locks |  |  |  |  |  |  |  |  |  |
| Blinds/curtains |  |  |  |  |  |  |  |  |  |
| **Bedroom 4** *continued* |  |  |  |  |  |  |  |  |  |
| Ceiling |  |  |  |  |  |  |  |  |  |
| Light fittings |  |  |  |  |  |  |  |  |  |
| Floor coverings |  |  |  |  |  |  |  |  |  |
| Power points |  |  |  |  |  |  |  |  |  |
| Other - specify |  |  |  |  |  |  |  |  |  |
| Other - specify |  |  |  |  |  |  |  |  |  |
| Other - specify |  |  |  |  |  |  |  |  |  |
| **Main bathroom**  |  |  |  |  |  |  |  |  |  |
| Doors |  |  |  |  |  |  |  |  |  |
| Walls |  |  |  |  |  |  |  |  |  |
| Picture hooks –number and location |  |  |  |  |  |  |  |  |  |
| Tiling |  |  |  |  |  |  |  |  |  |
| Windows |  |  |  |  |  |  |  |  |  |
| Screens |  |  |  |  |  |  |  |  |  |
| Blinds/curtains |  |  |  |  |  |  |  |  |  |
| Ceiling |  |  |  |  |  |  |  |  |  |
| **Main bathroom** *continued* |  |  |  |  |  |  |  |  |  |
| Light fittings |  |  |  |  |  |  |  |  |  |
| Floor coverings |  |  |  |  |  |  |  |  |  |
| Power points |  |  |  |  |  |  |  |  |  |
| Bath/taps |  |  |  |  |  |  |  |  |  |
| Shower |  |  |  |  |  |  |  |  |  |
| Shower screen |  |  |  |  |  |  |  |  |  |
| Shower taps |  |  |  |  |  |  |  |  |  |
| **Main bathroom** *continued* |  |  |  |  |  |  |  |  |  |
| Wash basin |  |  |  |  |  |  |  |  |  |
| Wash basin taps |  |  |  |  |  |  |  |  |  |
| Mirror |  |  |  |  |  |  |  |  |  |
| Cabinet |  |  |  |  |  |  |  |  |  |
| Towel rails |  |  |  |  |  |  |  |  |  |
| Toilet |  |  |  |  |  |  |  |  |  |
| Exhaust fan/heating |  |  |  |  |  |  |  |  |  |
| **Main bathroom** *continued* |  |  |  |  |  |  |  |  |  |
| Other - specify |  |  |  |  |  |  |  |  |  |
| Other - specify |  |  |  |  |  |  |  |  |  |
| Other - specify |  |  |  |  |  |  |  |  |  |
| **Laundry** |  |  |  |  |  |  |  |  |  |
| Doors |  |  |  |  |  |  |  |  |  |
| External locks |  |  |  |  |  |  |  |  |  |
| Walls |  |  |  |  |  |  |  |  |  |
| Picture hooks –number and location |  |  |  |  |  |  |  |  |  |
| **Laundry** *continued* |  |  |  |  |  |  |  |  |  |
| Windows |  |  |  |  |  |  |  |  |  |
| Screens |  |  |  |  |  |  |  |  |  |
| Window locks |  |  |  |  |  |  |  |  |  |
| Blinds/curtains |  |  |  |  |  |  |  |  |  |
| Ceiling |  |  |  |  |  |  |  |  |  |
| Light fittings |  |  |  |  |  |  |  |  |  |
| Exhaust fan |  |  |  |  |  |  |  |  |  |
| Floor coverings |  |  |  |  |  |  |  |  |  |
| **Laundry** *continued* |  |  |  |  |  |  |  |  |  |
| Power points |  |  |  |  |  |  |  |  |  |
| Wash trough |  |  |  |  |  |  |  |  |  |
| Taps |  |  |  |  |  |  |  |  |  |
| Cabinet |  |  |  |  |  |  |  |  |  |
| Other - specify |  |  |  |  |  |  |  |  |  |
| Other - specify |  |  |  |  |  |  |  |  |  |
| Other - specify |  |  |  |  |  |  |  |  |  |
| **Toilet** |  |  |  |  |  |  |  |  |  |
| Doors |  |  |  |  |  |  |  |  |  |
| Walls |  |  |  |  |  |  |  |  |  |
| Picture hooks –number and location |  |  |  |  |  |  |  |  |  |
| Ceiling |  |  |  |  |  |  |  |  |  |
| Light fittings |  |  |  |  |  |  |  |  |  |
| Floor coverings |  |  |  |  |  |  |  |  |  |
| Windows |  |  |  |  |  |  |  |  |  |
| Screens |  |  |  |  |  |  |  |  |  |
| **Toilet** *continued* |  |  |  |  |  |  |  |  |  |
| Toilet paper holder |  |  |  |  |  |  |  |  |  |
| Other - specify |  |  |  |  |  |  |  |  |  |
| Other - specify |  |  |  |  |  |  |  |  |  |
| **General – Inside** |  |  |  |  |  |  |  |  |  |
| Staircases |  |  |  |  |  |  |  |  |  |
| Security system |  |  |  |  |  |  |  |  |  |
| Keys |  |  |  |  |  |  |  |  |  |
| Intercoms/security phones |  |  |  |  |  |  |  |  |  |
| **General – Inside***continued* |  |  |  |  |  |  |  |  |  |
| Phone lines/connections |  |  |  |  |  |  |  |  |  |
| Heating |  |  |  |  |  |  |  |  |  |
| Air conditioning |  |  |  |  |  |  |  |  |  |
| Smoke detectors |  |  |  |  |  |  |  |  |  |
| Hot water service |  |  |  |  |  |  |  |  |  |
| Other - specify |  |  |  |  |  |  |  |  |  |
| Other - specify |  |  |  |  |  |  |  |  |  |
| **General – Outside** |  |  |  |  |  |  |  |  |  |
| Balcony/porch |  |  |  |  |  |  |  |  |  |
| Garage/car port |  |  |  |  |  |  |  |  |  |
| Gates/fences |  |  |  |  |  |  |  |  |  |
| Letterbox |  |  |  |  |  |  |  |  |  |
| Hot water system |  |  |  |  |  |  |  |  |  |
| Clothes line |  |  |  |  |  |  |  |  |  |
| Front garden |  |  |  |  |  |  |  |  |  |
| Back and side garden |  |  |  |  |  |  |  |  |  |
| **General – Outside** *continued* |  |  |  |  |  |  |  |  |  |
| Pool fence and gate |  |  |  |  |  |  |  |  |  |
| Spa fence and gate |  |  |  |  |  |  |  |  |  |
| Water tanks |  |  |  |  |  |  |  |  |  |
| Vermin proof rubbish bin |  |  |  |  |  |  |  |  |  |
| Green waste |  |  |  |  |  |  |  |  |  |
| Recycling bins |  |  |  |  |  |  |  |  |  |
| Storage shed |  |  |  |  |  |  |  |  |  |
| **General – Outside** *continued* |  |  |  |  |  |  |  |  |  |
| Storage cage |  |  |  |  |  |  |  |  |  |
| Car park |  |  |  |  |  |  |  |  |  |
| Other - specify |  |  |  |  |  |  |  |  |  |
| Other - specify |  |  |  |  |  |  |  |  |  |
| **Additional supplied items** |  |  |  |  |  |  |  |  |  |
| Fridge |  |  |  |  |  |  |  |  |  |
| Microwave |  |  |  |  |  |  |  |  |  |
| Other – specify (e.g. Furniture) |  |  |  |  |  |  |  |  |  |
| **Additional supplied items** *continued* |  |  |  |  |  |  |  |  |  |
| Other - specify |  |  |  |  |  |  |  |  |  |
| Other - specify |  |  |  |  |  |  |  |  |  |
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| **Room and item** | N/A | Clean | Undamaged | Working | **Rental provider’s/agent’s comments** | **Photos** | **Agree? Y/N** | **Renter’s comments** | **Photos**  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Additional rooms** |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |
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# Part C – For start of rental agreement only

1. Communications

|  |  |
| --- | --- |
| [ ]  | A telephone line is connected to the site |
| [ ]  | An internet line is connected to the site |
| [ ]  | The site is connected to the national broadband network (NBN) |

|  |  |
| --- | --- |
| Describe NBN connection |  |

|  |  |
| --- | --- |
| Location of NBN connection |  |

1. Information regarding safety

The rental provider must keep records of gas and electrical safety checks.

*The renter can request records of these safety checks.*

|  |  |
| --- | --- |
| Date of last compliance check for pool barrier  |  |

|  |  |
| --- | --- |
| Date of last smoke alarm test  |  |

|  |  |
| --- | --- |
| Date of last electrical safety check |  |

|  |  |
| --- | --- |
| Date of last gas safety check |  |

# Part D – Signatures

**Rental provider/agent**

|  |  |
| --- | --- |
| Signature of rentalprovider/agent |  |

|  |  |
| --- | --- |
| Date |  |

|  |  |
| --- | --- |
| Signature of rentalprovider/agent |  |

|  |  |
| --- | --- |
| Date |  |

**Renter(s)**

All renters must sign this condition report.

|  |  |
| --- | --- |
| Signature of renter 1 |  |

|  |  |
| --- | --- |
| Date |  |

|  |  |
| --- | --- |
| Signature of renter 2 |  |

|  |  |
| --- | --- |
| Date |  |

|  |  |
| --- | --- |
| Signature of renter 3 |  |

|  |  |
| --- | --- |
| Date |  |

|  |  |
| --- | --- |
| Signature of renter 4 |  |

|  |  |
| --- | --- |
| Date |  |

# Part E – End of rental agreement condition report

|  |  |
| --- | --- |
| Date of condition report |  |

1. This condition report is evidence of the general condition of the premises at the END of the rental agreement

| **Room and item** | N/A | Clean | Undamaged | Working | **Rental provider’s/agent’s comments** |
| --- | --- | --- | --- | --- | --- |
| **Entrance hall** |  |  |  |  |  |
| Front door |  |  |  |  |  |
| Front door locks |  |  |  |  |  |
| Screen door |  |  |  |  |  |
| Hall door |  |  |  |  |  |
| Walls |  |  |  |  |  |
| Picture hooks –number and location |  |  |  |  |  |
| Windows |  |  |  |  |  |
| Screens |  |  |  |  |  |
| Window locks |  |  |  |  |  |
| Blinds/curtains |  |  |  |  |  |
| Ceiling |  |  |  |  |  |
| Light fittings |  |  |  |  |  |
| Floor coverings |  |  |  |  |  |
| Power points |  |  |  |  |  |
| Built in cupboard |  |  |  |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
| **Lounge room** |  |  |  |  |  |
| Doors |  |  |  |  |  |
| Walls |  |  |  |  |  |
| **Lounge room** *continued* |  |  |  |  |  |
| Picture hooks –number and location |  |  |  |  |  |
| Windows |  |  |  |  |  |
| Screens |  |  |  |  |  |
| Blinds/curtains |  |  |  |  |  |
| Ceiling |  |  |  |  |  |
| Light fittings |  |  |  |  |  |
| Floor coverings |  |  |  |  |  |
| Power points |  |  |  |  |  |
| TV connection |  |  |  |  |  |
| Telephone connection |  |  |  |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
| **Kitchen / Meals** |  |  |  |  |  |
| Doors |  |  |  |  |  |
| Walls |  |  |  |  |  |
| Picture hooks –number and location |  |  |  |  |  |
| Windows |  |  |  |  |  |
| Screens |  |  |  |  |  |
| Blinds/curtains |  |  |  |  |  |
| Ceiling |  |  |  |  |  |
| Light fittings |  |  |  |  |  |
| **Kitchen / Meals** *continued* |  |  |  |  |  |
| Floor coverings |  |  |  |  |  |
| Power points |  |  |  |  |  |
| Cupboards/drawers |  |  |  |  |  |
| Bench tops |  |  |  |  |  |
| Tiling |  |  |  |  |  |
| Sink |  |  |  |  |  |
| Taps |  |  |  |  |  |
| Hot plates/stove top |  |  |  |  |  |
| Oven/grill |  |  |  |  |  |
| Exhaust fan/rangehood |  |  |  |  |  |
| Dishwasher |  |  |  |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
| **Bedroom 1** |  |  |  |  |  |
| Doors |  |  |  |  |  |
| Walls |  |  |  |  |  |
| Picture hooks –number and location |  |  |  |  |  |
| Wardrobe/drawers |  |  |  |  |  |
| Windows |  |  |  |  |  |
| Screens |  |  |  |  |  |
| Window locks |  |  |  |  |  |
| Blinds/curtains |  |  |  |  |  |
| Ceiling |  |  |  |  |  |
| Light fittings |  |  |  |  |  |
| **Bedroom 1** *continued* |  |  |  |  |  |
| Floor coverings |  |  |  |  |  |
| Power points |  |  |  |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
| **Ensuite** |  |  |  |  |  |
| Doors |  |  |  |  |  |
| Walls |  |  |  |  |  |
| Picture hooks –number and location |  |  |  |  |  |
| Tiling |  |  |  |  |  |
| Windows |  |  |  |  |  |
| Screens |  |  |  |  |  |
| Blinds/curtains |  |  |  |  |  |
| Ceiling |  |  |  |  |  |
| Light fittings |  |  |  |  |  |
| Floor coverings |  |  |  |  |  |
| Power points |  |  |  |  |  |
| Bath/taps |  |  |  |  |  |
| Shower/screen/taps |  |  |  |  |  |
| Wash basin/taps |  |  |  |  |  |
| Mirror |  |  |  |  |  |
| Cabinet |  |  |  |  |  |
| Towel rails |  |  |  |  |  |
| Toilet |  |  |  |  |  |
| **Ensuite** *continued* |  |  |  |  |  |
| Exhaust fan/heating |  |  |  |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
| **Bedroom 2**  |  |  |  |  |  |
| Doors |  |  |  |  |  |
| Walls |  |  |  |  |  |
| Picture hooks –number and location |  |  |  |  |  |
| Wardrobe/drawers |  |  |  |  |  |
| Windows |  |  |  |  |  |
| Screens |  |  |  |  |  |
| Window locks |  |  |  |  |  |
| Blinds/curtains |  |  |  |  |  |
| Ceiling |  |  |  |  |  |
| Light fittings |  |  |  |  |  |
| Floor coverings |  |  |  |  |  |
| Power points |  |  |  |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
| **Bedroom 3**  |  |  |  |  |  |
| Doors |  |  |  |  |  |
| Walls |  |  |  |  |  |
| **Bedroom 3** *continued* |  |  |  |  |  |
| Picture hooks –number and location |  |  |  |  |  |
| Wardrobe/drawers |  |  |  |  |  |
| Windows |  |  |  |  |  |
| Screens |  |  |  |  |  |
| Window locks |  |  |  |  |  |
| Blinds/curtains |  |  |  |  |  |
| Ceiling |  |  |  |  |  |
| Light fittings |  |  |  |  |  |
| Floor coverings |  |  |  |  |  |
| Power points |  |  |  |  |  |
|  |  |  |  |  |  |
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| **Bedroom 4**  |  |  |  |  |  |
| Doors |  |  |  |  |  |
| Walls |  |  |  |  |  |
| Picture hooks –number and location |  |  |  |  |  |
| Wardrobe/drawers |  |  |  |  |  |
| Windows |  |  |  |  |  |
| Screens |  |  |  |  |  |
| Window locks |  |  |  |  |  |
| Blinds/curtains |  |  |  |  |  |
| **Bedroom 4** *continued* |  |  |  |  |  |
| Ceiling |  |  |  |  |  |
| Light fittings |  |  |  |  |  |
| Floor coverings |  |  |  |  |  |
| Power points |  |  |  |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
| **Main bathroom**  |  |  |  |  |  |
| Doors |  |  |  |  |  |
| Walls |  |  |  |  |  |
| Picture hooks –number and location |  |  |  |  |  |
| Tiling |  |  |  |  |  |
| Windows |  |  |  |  |  |
| Screens |  |  |  |  |  |
| Blinds/curtains |  |  |  |  |  |
| Ceiling |  |  |  |  |  |
| Light fittings |  |  |  |  |  |
| Floor coverings |  |  |  |  |  |
| Power points |  |  |  |  |  |
| Bath/taps |  |  |  |  |  |
| Shower |  |  |  |  |  |
| Shower screen |  |  |  |  |  |
| Shower taps |  |  |  |  |  |
| Wash basin |  |  |  |  |  |
| **Main bathroom** *continued* |  |  |  |  |  |
| Wash basin taps |  |  |  |  |  |
| Mirror |  |  |  |  |  |
| Cabinet |  |  |  |  |  |
| Towel rails |  |  |  |  |  |
| Toilet |  |  |  |  |  |
| Exhaust fan/heating |  |  |  |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
| **Laundry** |  |  |  |  |  |
| Doors |  |  |  |  |  |
| External locks |  |  |  |  |  |
| Walls |  |  |  |  |  |
| Picture hooks –number and location |  |  |  |  |  |
| Windows |  |  |  |  |  |
| Screens |  |  |  |  |  |
| Window locks |  |  |  |  |  |
| Blinds/curtains |  |  |  |  |  |
| Ceiling |  |  |  |  |  |
| Light fittings |  |  |  |  |  |
| Exhaust fan |  |  |  |  |  |
| Floor coverings |  |  |  |  |  |
| Power points |  |  |  |  |  |
| Wash trough |  |  |  |  |  |
| **Laundry** *continued* |  |  |  |  |  |
| Taps |  |  |  |  |  |
| Cabinet |  |  |  |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
| **Toilet** |  |  |  |  |  |
| Doors |  |  |  |  |  |
| Walls |  |  |  |  |  |
| Picture hooks –number and location |  |  |  |  |  |
| Ceiling |  |  |  |  |  |
| Light fittings |  |  |  |  |  |
| Floor coverings |  |  |  |  |  |
| Windows |  |  |  |  |  |
| Screens |  |  |  |  |  |
| Toilet paper holder |  |  |  |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
| **General – Inside** |  |  |  |  |  |
| Staircases |  |  |  |  |  |
| Security system |  |  |  |  |  |
| Keys |  |  |  |  |  |
| Intercom/security phone |  |  |  |  |  |
| Phone lines/connections |  |  |  |  |  |
| Heating |  |  |  |  |  |
| Air conditioning |  |  |  |  |  |
| **General – Inside***continued* |  |  |  |  |  |
| Smoke detectors |  |  |  |  |  |
| Hot water service |  |  |  |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
| **General – Outside** |  |  |  |  |  |
| Balcony/porch |  |  |  |  |  |
| Garage/car port |  |  |  |  |  |
| Gates/fences |  |  |  |  |  |
| Letterbox |  |  |  |  |  |
| Hot water system |  |  |  |  |  |
| Clothes line |  |  |  |  |  |
| Front garden |  |  |  |  |  |
| Back and side garden |  |  |  |  |  |
| Pool fence and gate |  |  |  |  |  |
| Spa fence and gate |  |  |  |  |  |
| Water tanks |  |  |  |  |  |
| Vermin proof rubbish bin |  |  |  |  |  |
| Green waste |  |  |  |  |  |
| Recycling bins |  |  |  |  |  |
| Storage shed |  |  |  |  |  |
| Storage cage |  |  |  |  |  |
| Car park |  |  |  |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
| **Additional supplied items** |  |  |  |  |  |
| Fridge |  |  |  |  |  |
| Microwave |  |  |  |  |  |
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| **Room and item** | N/A | Clean | Undamaged | Working | **Rental provider’s/agent’s comments** |
| --- | --- | --- | --- | --- | --- |
| **Additional rooms** |  |  |  |  |  |
|  |  |  |  |  |  |
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