



PROPERTY CONDITION REPORT FOR THE PURPOSES OF SECTION 27C OF THE RESIDENTIAL TENANCIES ACT 1987

FORM 1AE

HOW TO COMPLETE THIS FORM

1. Before the tenancy begins, the lessor or the property manager should inspect the residential premises and record the condition of the premises by indicating whether the particular room item is clean, undamaged and working by placing "Y" (YES) or "N"(NO) in the appropriate column. Where necessary, comments should be included in the report.
2. Two copies of the report, which has been filled out and signed by the lessor or the property manager, must be given to the tenant within 7days of the tenant moving into the premises.
3. As soon as possible after the tenant receives the report, the tenant should inspect the residential premises and complete the tenant section on both copies of the report. The tenant indicates agreement or disagreement with the condition indicated by the lessor or the property manager by placing "Y" (YES) or "N" (NO) in the appropriate column and by making any appropriate comments on the form.
4. The tenant must return one copy of the completed property condition report to the lessor or the property manager within 7 days after receiving it. The tenant should keep the second copy of the report.
5. If photographs or video recordings are taken at the time the property inspection is carried out, it is recommended that all photographs or video recordings are signed and dated by all parties. NOTE: Photographs and/or video recordings are not a substitute for accurate written descriptions of the condition of the property.
6. As soon as practicable, and in any event within 14 days after the termination of the tenancy agreement, the lessor or the property manager should complete a property condition report, indicating the condition of the premises at the end of the tenancy. This should be done in the presence of the tenant, unless the tenant has been given a reasonable opportunity to be present and has not attended the inspection.

	CLEAN	DAMAGED	WORKING	TENANT AGREES
CEILING	Y	Y	Y	Y
LIGHT FITT	N	Y	N	N
WALLS	Y	N	Y	Y
POWER POINT	Y	Y	Y	N
INTERNAL DOOR/FRAME	N	Y	Y	Y

SAMPLE CONDITION REPORT

IMPORTANT NOTES ABOUT THIS REPORT

1. This condition report is an important record of the condition of the residential premises when the tenancy begins. It may be used as evidence of the state of repair or general condition of the premises at the commencement of the tenancy if there is a dispute, particularly about the return of the security bond money and any damage to the premises. It is important to complete the condition report accurately. Residential Tenancies Amendment Regulations 2013 Part 3 Other matters r. 20 page 44 Draft 4
2. A property condition report must be filled out whether or not a security bond is paid.
3. At the end of the tenancy the premises must be inspected and the condition of the premises at that time will be compared to that stated in the original property condition report.
4. A tenant is not responsible for fair wear and tear to the premises. Fair wear and tear is a general term for anything that occurs through ordinary use such as the carpet becoming worn in frequently used areas. Wilful and intentional damage, or damage caused by negligence, is not fair wear and tear.
5. If you do not have enough space on the report, attach a separate sheet. All attachments should be signed and dated by all of the parties to the residential tenancy agreement.
6. Information about the rights and responsibilities of lessors and tenants may be obtained by contacting the Department of Commerce on 1300 30 40 54 or visiting www.commerce.wa.gov.au/ConsumerProtection.

Property address 200 Hampden Road, Nedlands 6009

Tenant's name(s) Mark Lester

Tenant's signature



TENANT ADDRESS AGENT/LESSOR

COMMENCEMENT INSPECTION DATE TERMINATION INSPECTION DATE

PLEASE NOTE Any amendments to this report must be listed in writing and a signed copy returned to the Managing Agents within SEVEN (7) days of receiving same. Failure to do this will result in the bond inspection being carried out against this original report

	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at START of tenancy	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at END of tenancy
Front Gardens					gardens require weeding	Y	Y	Y		gardens weeded
Driveway										
Paving					Clear of weeds					Clear of weeds
Garden	Y	Y	Y		Prune roses	Y	Y	Y		Roses pruned
Grass	Y	Y	Y		Mowed	Y	Y	Y		Mowed
Fence	Y	N	Y		Requires painting	Y	N	Y		Fencepainted
Verandah	Y	N	Y		Render crumbling	Y	N	Y		Render fixed
Carport										
Letterbox/Street Number	Y	N	Y		Requires painting. See photo	Y	N	Y		Letterbox painted

Tenant's signature _____

Property Address 200 Hampden Road, Nedlands



	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at START of tenancy	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at END of tenancy
Gutters/Downpipes										
TENANT'S COMMENTS										
Rear Gardens					A lovely inspection, no problems to report	Y	Y	Y		A lovely inspection, no problems to report
Paving					Clear of weeds					Clear of weeds
TENANT'S COMMENTS										
Garage										
Outside										
Floor										
Walls										
Ceiling										
Lighting										
Points										
TENANT'S COMMENTS										
Entry/Exterior					Veranda wall needs render and painting	Y	N	Y		Veranda wall needs render and painting
Door										



	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at START of tenancy	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at END of tenancy
Screen Door/Security Door	Y	Y	Y		Secure and working	Y	Y	Y		Secure and working
Windows/Window Safety Devices										
Floor										
Skirting										
Walls										
Ceiling										
Entry Lighting					Security sensor light working	Y	Y	Y		Security sensor light working
Points										
Corded Blinds and Window Coverings										
Bricks										
TENANT'S COMMENTS										
Kitchen/Meals					Pantry sensor light not working	Y	Y	N		Pantry sensor fixed
Floor										
Skirting										



	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at START of tenancy	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at END of tenancy
Walls										
Ceiling										
Lighting					Pantry sensor not working	Y	Y	Y		Pantry sensor working
Points	Y	Y	Y			Y	Y	Y		
Windows/Window Safety Devices										
Bench	Y	Y	Y		No noted markings	Y	Y	Y		No noted markings
Cupboard	Y	Y	N		Hing problems	Y	Y	Y		Hing fixed
Drawer										
Sink										
Oven										
StoveTop										
RHood										
Pantry										
D/washer										



	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at START of tenancy	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at END of tenancy
Corded Blinds and Window Coverings										
TENANT'S COMMENTS										
Theatre					Carpet has texta stain	N	Y	Y		Stain removed
Power Sockets	Y	Y	Y		Smart wired with cable	Y	Y	Y		Smart wired with cable
Walls	Y	Y	Y		Freshly painted	Y	Y	Y		Freshly painted
Lights	Y	Y	N		2 down lights need new globes	Y	Y	Y		2 down light globes replaced
Carpets	N	Y	Y		Require a clean	Y	Y	Y		Cleaned
TENANT'S COMMENTS										
Lounge					Carpet require cleaning	N	Y	Y		Carpet cleaned
Door										
Floor	N	Y	Y		Carpet requires cleaning	Y	Y	Y		Carpet cleaned
Skirting										
Walls	Y	Y	Y		Freshly painted	Y	Y	Y		Freshly painted



	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at START of tenancy	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at END of tenancy
Blinds	N	Y	Y		Require cleaning	Y	Y	Y		Cleaned
Ceiling	Y	Y	Y		Freshly painted	Y	Y	Y		Freshly painted
Lighting	Y	Y	Y		All lights working	Y	Y	Y		All lights working
Points										
Corded Blinds and Window Coverings										
Windows/Window Safety Devices										
Ceiling Fan/Air Conditioner	Y	Y	N		Requires servicing	Y	Y	N		Requires servicing
TENANT'S COMMENTS										
Bathroom 1					floor tiles/tiling cracked	Y	N	Y		floor tiles/tiling cracked
Door	Y	Y	Y			Y	Y	Y		
Floor	Y	Y	Y		All tiles wiped clean, area neatly presented.	Y	Y	Y		All tiles wiped clean, area neatly presented.
Walls										
Ceiling										
Lighting										

Tenant's signature _____

Property Address 200 Hampden Road, Nedlands



	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at START of tenancy	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at END of tenancy
Points										
Windows/Window Safety Devices										
Sink/Taps	Y	Y	N		tap(s) leaking	Y	Y	Y		tap(s) fixed
Toilet										
Shower/Bath/Taps	Y	Y	Y		Wet areas are clean and tidy.	Y	Y	Y		Wet areas are clean and tidy.
Mirror/Cabinet/Vanity										
Towel Rails	Y	Y	N		Requires new rail	Y	Y	Y		Towel rail replaced
Toilet Roll Holder										
Heating/Exhaust Fan/Vent	Y	Y	N		Heat globe not working	Y	Y	Y		New heat globe installed
Corded Blinds and Window Coverings										
TENANT'S COMMENTS										
Bathroom 2										
Door										
Floor										



	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at START of tenancy	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at END of tenancy
Walls										
Ceiling										
Lighting										
Points										
Windows/Window Safety Devices										
Sink/Taps										
Toilet										
Shower/Bath/Taps										
Mirror/Cabinet/Vanity										
Towel Rails										
Toilet Roll Holder										
Heating/Exhaust Fan/Vent										
Corded Blinds and Window Coverings										
TENANT'S										



	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at START of tenancy	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at END of tenancy
COMMENTS										
Bedroom 1										
Door	Y	Y	N		Scrapes when closing	Y	Y	N		Scrapes when closing
Floor					carpet neat and clean	Y	Y	Y		carpet neat and clean
Skirting										
Walls										
Ceiling										
Lighting										
Points										
Corded Blinds and Window Coverings	N	Y	Y		Requires cleaning	Y	Y	Y		Blinds cleaned
Wardrobe/Drawers/Shelves										
Windows/Window Safety Devices										
Ceiling Fan/Air Conditioner										
TENANT'S COMMENTS										
Bedroom 2										



	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at START of tenancy	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at END of tenancy
Door										
Floor										
Skirting										
Walls										
Ceiling										
Lighting										
Points										
Corded Blinds and Window Coverings										
Wardrobe/Drawers/Shelves										
Windows/Window Safety Devices										
Ceiling Fan/Air Conditioner										
TENANT'S COMMENTS										
Bedroom 3										
Door										



	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at START of tenancy	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at END of tenancy
Floor										
Skirting										
Walls										
Ceiling										
Lighting										
Points										
Corded Blinds and Window Coverings										
Wardrobe/Drawers/Shelves										
Windows/Window Safety Devices										
Ceiling Fan/Air Conditioner										
TENANT'S COMMENTS										
Dining										
Door										
Floor										
Skirting										



	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at START of tenancy	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at END of tenancy
Walls										
Ceiling										
Lighting										
Points										
Windows/Window Safety Devices										
Corded Blinds and Window Coverings										
Ceiling Fan/Air Conditioner										
TENANT'S COMMENTS										
Toilet										
Door										
Floor										
Walls										
Toilet										
Roll Holder										



	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at START of tenancy	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at END of tenancy
Ceiling										
Lighting										
Windows/Window Safety Devices										
Sink										
Corded Blinds and Window Coverings										
TENANT'S COMMENTS										
Laundry										
Door										
Floor										
Skirting										
Walls										
Untitled										
Ceiling										
Lighting										
Points										



	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at START of tenancy	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at END of tenancy
Cupboard										
Bench										
Trough										
Washing Machine Taps										
Exhaust Fan/Vent										
Toilet										
Outside Door										
Corded Blinds and Window Coverings										
Windows/Window Safety Devices										
TENANT'S COMMENTS										
Security/Safety					Security doors all working House alarm working					Security doors all working House alarm working
Smoke Alarms										
RCD/Safety Switch										
Keys/Other Opening Devices										



	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at START of tenancy	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at END of tenancy
Entry Lighting										
External Door Locks										
TENANT'S COMMENTS										
Maintenance Required					1. Render on front veranda required 2. Paint front fence/letterbox 3. Replace heat globe in bathroom 4. Sensor in pantry not working					1. Render on front veranda required 2. Paint front fence/letterbox 3. Replace heat globe in bathroom 4. Sensor in pantry not working
TENANT'S COMMENTS										
Suggested Improvements					At this stage we suggest the repairs to the exterior veranda are carried out within 3 months. Overall the property in in good condition for its age.					At this stage we suggest the repairs to the exterior veranda are carried out within 3 months. Overall the property in in good condition for its age.
TENANT'S COMMENTS										
Our Summary					Overall we are very happy with the way the tenant is maintaining the property and especially the lounge reprint as discussed. We have made a couple of requests to the weeds in the front garden as detailed in the report but nothing of concern. We do recommend the maintenance items as highlight should be carried out with the render on the veranda the most urgent.					Overall we are very happy with the way the tenant is maintaining the property and especially the lounge reprint as discussed. We have made a couple of requests to the weeds in the front garden as detailed in the report but nothing of concern. We do recommend the maintenance items as highlight should be carried out with the render on the veranda the most urgent.
TENANT'S COMMENTS										



Tenants Comments

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Approximate dates when work was last done on Residential Premises:

PAINTING OF PREMISES (external)	
PAINTING OF PREMISES (internal)	
FLOOR COVERING LAID	
FLOOR COVERINGS PROFESSIONALLY CLEANED	

COMMENCEMENT	/ /	TERMINATION	/ /
PROPERTY INSPECTOR	Nicky	PROPERTY INSPECTOR	
SIGNATURE		SIGNATURE	
DATE	Wednesday, 8 June 2016	DATE	/ /
TENANT(S):	Mark Lester	TENANT(S):	
SIGNATURE		SIGNATURE	
DATE	/ /	DATE	/ /

Further items and comments may be added on a separate sheet. NOTE: signed by lessor / agent and the tenant and attached to this report.