

## CONDITION OF PREMISES REPORT – ENTRY (ACT)

**Address of rental premises:** 200 Hampden Road, Nedlands, 6009

**Tenant/Occupant Names:** Mark Lester

**Agent/Landlord/Grantor Names:** Grace Green

**Bond Number:** Bonds must be lodged with the Office of Rental Bonds in all tenancies, and can be lodged in all occupancies.



Condition reports are used as evidence in bond disputes. This condition report can be used in a tenancy or occupancy. It is available free from [www.tenantsact.org.au](http://www.tenantsact.org.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 (clause 54 of the Standard Residential Tenancy Terms in the 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 (clause 64 of the Standard Residential Tenancy Terms in the ACT)

### Within 2 weeks of moving in:

1. Fill in this report carefully and sign it, OR
2. If this report is already filled in, check it and make your own comments. Don't sign it unless you agree with it.
3. Make a copy of this report and keep it somewhere safe.
4. Give one copy of this report to the other party.
5. Take date-stamped photos of any defects in the property.

	Clean	Undamaged	Working	Tenant agrees	Condition of premises at <b>START</b> of tenancy	Tenant's Comments	Clean	Undamaged	Working	Tenant agrees	Condition of premises at <b>END</b> of tenancy
Front Gardens	Y	Y	Y		gardens require weeding						
Paving					Clear of weeds						
Garden	Y	Y	Y		Prune roses						
Grass	Y	Y	Y		Mowed						
Fence	Y	N	Y		Requires painting						
Verandah	Y	N	Y		Render crumbling						
Letterbox/Street Number	Y	N	Y		Requires painting. See photo						
Rear Gardens	Y	Y	Y		A lovely inspection, no problems to report						
Paving					Clear of weeds						
Garage											
Entry/Exterior	Y	N	Y		Veranda wall needs render and painting						
Screen Door/Security Door	Y	Y	Y		Secure and working						
Entry Lighting					Security sensor light working						
Kitchen/Meals	Y	Y	N		Pantry sensor light not working						
Lighting					Pantry sensor not working						
Points	Y	Y	Y								

Lessor/agent's initial

	Date :
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Tenant/s initial

		2.	3.	Date :
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	Clean	Undamaged	Working	Tenant agrees	Condition of premises at <b>START</b> of tenancy	Tenant's Comments	Clean	Undamaged	Working	Tenant agrees	Condition of premises at <b>END</b> of tenancy
Bench	Y	Y	Y		No noted markings						
Cupboard	Y	Y	N		Hing problems						
<b>Theatre</b>	<b>N</b>	<b>Y</b>	<b>Y</b>		<b>Carpet has texta stain</b>						
Power Sockets	Y	Y	Y		Smart wired with cable						
Walls	Y	Y	Y		Freshly painted						
Lights	Y	Y	N		2 down lights need new globes						
Carpets	N	Y	Y		Require a clean						
<b>Lounge</b>	<b>N</b>	<b>Y</b>	<b>Y</b>		<b>Carpet require cleaning</b>						
Floor	N	Y	Y		Carpet requires cleaning						
Walls	Y	Y	Y		Freshly painted						
Blinds	N	Y	Y		Require cleaning						
Ceiling	Y	Y	Y		Freshly painted						
Lighting	Y	Y	Y		All lights working						
Ceiling Fan/Air Conditioner	Y	Y	N		Requires servicing						
<b>Bathroom 1</b>	<b>Y</b>	<b>N</b>	<b>Y</b>		<b>floor tiles/tiling cracked</b>						
Door	Y	Y	Y								
Floor	Y	Y	Y		All tiles wiped clean, area neatly presented.						

Lessor/agent's initial

Date :

Tenant/s initial

2.

3.

Date :

	Clean	Undamaged	Working	Tenant agrees	Condition of premises at <b>START</b> of tenancy	Tenant's Comments	Clean	Undamaged	Working	Tenant agrees	Condition of premises at <b>END</b> of tenancy
Sink/Taps	Y	Y	N		tap(s) leaking						
Shower/Bath/Taps	Y	Y	Y		Wet areas are clean and tidy.						
Towel Rails	Y	Y	N		Requires new rail						
Heating/Exhaust Fan/Vent	Y	Y	N		Heat globe not working						
<b>Bathroom 2</b>											
<b>Bedroom 1</b>	Y	Y	Y								
Door	Y	Y	N		Scrapes when closing						
Floor					carpet neat and clean						
Corded Blinds and Window Coverings	N	Y	Y		Requires cleaning						
<b>Bedroom 2</b>											
<b>Bedroom 3</b>											
<b>Dining</b>											
<b>Toilet</b>											
<b>Laundry</b>											
<b>Security/Safety</b>					Security doors all working House alarm working						

Lessor/agent's initial

	Date :
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Tenant/s initial

		2.	3.	Date :
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**WATER METER READING**

AT COMMENCEMENT: 12000KL

AT TERMINATION: .....KL

TOTAL CONSUMPTION: .....KL

**GAS READING**

AT COMMENCEMENT: .....

AT TERMINATION: .....

TOTAL CONSUMPTION: .....

Landlord/Lessor/Agent: Jeremy Emms  
Signature

Tenant: Mark Lester  
Signature

Date:

Date:

Lessor/agent's initial

	Date :
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Tenant/s initial

		2.	3.	Date :
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Front Gardens  
Taken : 11/10/2019 - 12:25



Front Gardens  
Taken : 11/10/2019 - 12:25



Rear Gardens  
Taken : 11/10/2019 - 12:25



Rear Gardens  
Taken : 11/10/2019 - 12:25



Entry/Exterior  
Taken : 11/10/2019 - 12:25



Entry/Exterior  
Taken : 11/10/2019 - 12:25



Kitchen/Meals  
Taken : 11/10/2019 - 13:24



Bathroom 1  
Taken : 11/10/2019 - 12:50



Bathroom 1  
Taken : 11/10/2019 - 12:50



Bathroom 1  
Taken : 11/10/2019 - 12:50



Toilet  
Taken : 11/10/2019 - 12:50



Our Summary  
Taken : 11/10/2019 - 13:24



Lessor/agent's initial

	Date :
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Tenant/s initial

		2.	3.	Date :
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