

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.

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

Please use the following codes in the report:

C = Clean G = Good N = Not Working F = Fair S = Scratched/Marked D = Dirt B = Broken/Damaged

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

L= Landlord/Agent or Grantor T= Tenant or Occupant	DATE COMMENCEMENT / /			DATE TERMINATION / /		
	L	T	COMMENTS	L	T	COMMENTS
KITCHEN						
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						

FURTHER COMMENTS

L= Landlord/Agent or Grantor T= Tenant or Occupant	COMMENCEMENT			TERMINATION		
	L	T	COMMENTS	L	T	COMMENTS
TOILET						
BOWL						
SEAT						
CISTERN						
EXHAUST FAN/VENT						
FLOOR/COVERING						
BLINDS/CURTAINS						
WALLS/DOORS						
WINDOWS/SCREENS						
CEILING/LIGHT FITTINGS						
POWERPOINTS/SWITCHES						
OTHER						
FURTHER COMMENTS						
LAUNDRY						
TROUGH						
CUPBOARDS						
EXHAUST FAN/VENT						
FLOOR/COVERING						
BLINDS/CURTAINS						
WALLS/DOORS						
WINDOWS/SCREENS						
CEILING/LIGHT FITTINGS						
POWERPOINTS/SWITCHES						
OTHER						
FURTHER COMMENTS						
BEDROOM 1						
BUILT-INS						
FLOOR/COVERING						
BLINDS/CURTAINS						
WALLS/DOORS						
WINDOWS/SCREENS						
CEILING/LIGHT FITTINGS						
POWERPOINTS/SWITCHES						
OTHER						
FURTHER COMMENTS						
ENSUITE						
BASIN/VANITY/MIRROR						
SHOWER RECESS						
SHOWER SCREEN/CURTAIN						
TOWEL RAIL/SOAP HOLDER						
TOILET BOWL						
TOILET SEAT						
CISTERN						
EXHAUST FAN/VENT						
FLOOR/COVERING						
BLINDS/CURTAINS						
WALLS/DOORS						
WINDOWS/SCREENS						
SHOWER HEAD/ROSE						
CEILING/LIGHT FITTINGS						
POWERPOINTS/SWITCHES						
OTHER						
FURTHER COMMENTS						
BEDROOM 2						
BUILT-INS						
FLOOR/COVERING						
BLINDS/CURTAINS						

L= Landlord /Agent or Grantor T=Tenant or Occupant	COMMENCEMENT			TERMINATION		
	L	T	COMMENTS	L	T	COMMENTS
BEDROOM (Cont)						
WALLS/DOORS						
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						
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						
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)						
LAWN (BACK)						
GARDEN HOSE/FITTINGS						

L= Landlord/Agent or Grantor T= Tenant or Occupant	COMMENCEMENT			TERMINATION		
	L	T	COMMENTS	L	T	COMMENTS
EXTERIOR (Cont)						
WATERING SYSTEM						
DRIVEWAY						
TELEVISION ANTENNA						
WATER SOFTENER						
CLOTHESLINE						
GARBAGE BIN						
GUTTERS						
OTHER						
FURTHER 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

AT COMMENCEMENT:KL

AT TERMINATION:KL

TOTAL CONSUMPTION:KL

GAS READING

AT COMMENCEMENT:

AT TERMINATION:

TOTAL CONSUMPTION:

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 premises at the termination of the tenancy/occupancy:

LANDLORDS', AGENTS' OR GRANTORS' SIGNATURE: Dated:

TENANTS' OR OCCUPANTS' SIGNATURE: Dated: