

## 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.



**PIM  
Real Estate**

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 : / /

Tenant/s initial

1.

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
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

1.

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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						
<b>Maintenance Required</b>					1. Render on front veranda required 2. Paint front fence/letterbox 3. Replace heat globe in bathroom						

Lessor/agent's initial

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
					4. Sensor in pantry not working						
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.						
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.						

Lessor/agent's initial

	Date : / /
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Tenant/s initial

1.	2.	3.	Date : / /
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**WATER METER READING**

AT COMMENCEMENT: 120000 KL

AT TERMINATION: .....KL

**TOTAL CONSUMPTION: .....KL**

**GAS READING**

AT COMMENCEMENT: .....

AT TERMINATION: .....

**TOTAL CONSUMPTION: .....**

Lessor/agent's initial

	Date : / /
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Tenant/s initial

1.	2.	3.	Date : / /
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Front Gardens

Taken : 03/06/2016 - 11:56



Front Gardens

Taken : 03/06/2016 - 11:58



Rear Gardens

Taken : 03/06/2016 - 12:06



Rear Gardens

Taken : 03/06/2016 - 12:06



Entry/Exterior

Taken : 03/06/2016 - 12:01



Entry/Exterior

Taken : 03/06/2016 - 12:02



Lessor/agent's initial

	Date : / /
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Tenant/s initial

1.	2.	3.	Date : / /
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Kitchen/Meals

Taken : 08/06/2016 - 10:58



Our Summary

Taken : 08/06/2016 - 11:25



Lessor/agent's initial

	Date : / /
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Tenant/s initial

1.	2.	3.	Date : / /
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Property Address: 200 Hampden Road, Nedlands 6009