

Schedule 2: Condition report (Ingoing)



How to complete this report

- 1. Three copies, or one electronic copy, of this condition report should be completed and signed by the landlord or the landlord’s agent.
- 2. Two copies, or one electronic copy, of the report, which have been completed and signed by the landlord or the landlord’s agent, must be given to the tenant before or when the tenant signs the agreement. The landlord or landlord’s agent keeps the third copy or an electronic copy.
- 3. Before the tenancy begins, the landlord or the landlord’s agent must 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 (see example below). Where necessary, comments should be included in the report. The landlord or the landlord’s agent must also indicate “yes” or “no” in relation to the matters set out under the headings “Minimum standards”, “Health issues”, “Smoke alarms”, “Other safety issues”, “Communications facilities” and “Water usage charging and efficiency devices”.
- 4. As soon as possible after the tenant signs the agreement, the tenant must inspect the residential premises and complete the tenant section of the condition report. The tenant indicates agreement or disagreement with the condition indicated by the landlord or landlord’s agent by placing “Y” (YES) or “N” (NO) in the appropriate column and by making any appropriate comments on the form. The tenant may also comment on the matters under the headings “Minimum standards”, “Health issues”, “Smoke alarms”, “Other safety issues”, “Communications facilities” and “Water usage charging and efficiency devices”.
- 5. The tenant must return one copy of the completed condition report, or a completed electronic copy, to the landlord or landlord’s agent within 7 days after taking possession of the residential premises and is to keep the other copy or a completed electronic copy. The tenant is not required to do this if the landlord or landlord’s agent has failed to give the tenant either two copies, or one electronic copy, of the completed condition report (see 2 above).
- 6. If photographs or video recordings are taken at the time the inspection is carried out, it is recommended that all photographs or video recordings are verified and dated by all parties. Any photographs should be attached to this condition report, in hard copy or electronically, under the heading “Photographs/video recordings of the premises”. Any video recordings should be attached to this condition report electronically. NOTE: Photographs and/or video recordings are not a substitute for accurate written descriptions of the condition of the premises.
- 7. At, or as soon as practicable after, the termination of the tenancy agreement, both the landlord or the landlord’s agent and the tenant should complete the copy of the condition report that the landlord, landlord’s agent or the tenant has retained, indicating the condition of the premises at the end of the tenancy. This should be done in the presence of the other party, unless the other party has been given a reasonable opportunity to be present and has not attended the inspection.
- 8. If the residential premises are separately metered for water and if the tenant is required to pay for water usage charges under the residential tenancy agreement, the landlord or landlord’s agent must also indicate whether the residential premises has the required water efficiency measures.

Important notes about this report

- a) It is a requirement that a condition report be completed by the landlord and the tenant (see above). This condition report is an important record of the condition of the residential premises when the tenancy begins and may be used as evidence of the state of repair or general condition of the premises at the commencement of the tenancy. It is important to complete the condition report accurately. It may be vital if there is a dispute, particularly about the return of the rental bond money and any damage to the premises.
- b) At the end of the tenancy the premises will be inspected and the condition of the premises at that time will be compared to that stated in the original condition report.
- c) 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. Intentional damage, or damage caused by negligence, is not wear and tear.
- d) A condition report should be filled out whether or not a rental bond is paid.
- e) If you do not have enough space on the report attach additional pages. All attachments should be signed and dated by all parties to the residential tenancy agreement.
- f) Call Fair Trading on 13 32 20 or visit the website for information about the rights and responsibilities of landlords and tenants or before completing the condition report.

Sample condition report

Condition of premises at START of tenancy		Condition of premises at END of tenancy	
Landlord/Agent/Contractor	Tenant/Contractor	Landlord/Agent/Contractor	Tenant/Contractor
Is the property clean?	Y	Is the property clean?	Y
Are the walls, ceiling and floors in good condition?	Y	Are the walls, ceiling and floors in good condition?	Y
Are the windows, doors and roof in good condition?	Y	Are the windows, doors and roof in good condition?	Y
Are the water, gas and electricity meters working?	Y	Are the water, gas and electricity meters working?	Y

Lessor/agent's initial

[Signature]

Date: 4 Sep 2023

Tenant/s initial

[Signature]

2.

3.

Date: 4 Sep 2023


Residential Tenancy Regulation Schedule 2: Condition report

Address of rental premises: 19 Van Kleeft Circuit, Manly 2095
Tenants Name: Mrs Mary Lewis

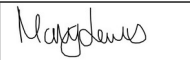
Name of Landlord: Mark John
Lease Commencement Date: 29 Aug 2023

	Condition of premises at START of tenancy					Condition of premises at END of tenancy					
	Clean	Undamaged	Working	Landlord / Agent Comments	Tenant agrees	Tenant Comments	Clean	Undamaged	Working	Comments	Tenant agrees
Front Gardens				Garden neat and tidy. Lawn could do with weed spray and fertiliser. Refer to media: 1 2							
Driveway	N	Y	Y	Some oil stains which could be jet cleaned							
Paving	Y	Y	Y	Clear of weeds							
Garden	Y	Y	Y	Black mulch laid which looks good							
Grass	Y	Y	Y	Mowed and edged							
Verandah	Y	Y	Y	Gutter replaced last winter no further leaking reported							
Letterbox/Street Number	Y	Y	Y	Numbering, clear and letterbox all good							
Gutters/Downpipes	Y	Y	Y	Clear of leaves, no problems to report							
Watering System	Y	Y	Y	Retic needs to be serviced this summer							
Entry/Exterior				Render chipped on front pillar Refer to media: 3 4							
Door	Y	Y	Y	Frosting film installed on front door							
Screen Door/Security Door	Y	Y	Y	Secure and working							
Entry Lighting	Y	Y	Y	Single downlights at entrance, tested and working							
Bricks	Y	Y	Y	Issues with render on front pillar. Refer photo.							
Garage				Roller door working and three remotes tested Refer to							

Lessor/agent's initial

 Date: 4 Sep 2023

Tenant/s initial

 2. 3. Date: 4 Sep 2023

Residential Tenancy Regulation Schedule 2: Condition report

Address of rental premises: 19 Van Kleeft Circuit, Manly 2095
Tenants Name: Mrs Mary Lewis

Name of Landlord: Mark John
Lease Commencement Date: 29 Aug 2023

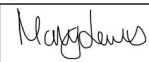
	Condition of premises at START of tenancy						Condition of premises at END of tenancy				
	Clean	Undamaged	Working	Landlord / Agent Comments	Tenant agrees	Tenant Comments	Clean	Undamaged	Working	Comments	Tenant agrees
				media: 5							
Outside	Y	Y	Y								
Floor	Y	Y	Y	Clean, no oil marks							
Walls	Y	Y	Y								
Ceiling	Y	Y	Y	No cobwebs							
Lighting	Y	Y	Y	Fluro light with cover							
Points	Y	Y	Y								
Other	Y	Y	Y								
Lounge				Neat and tidy							
Door	Y	Y	Y	Double doors painted white							
Floor	Y	Y	Y	Carpet freshly cleaned							
Skirting	Y	Y	Y								
Walls	Y	Y	Y	Painted white							
Blinds	Y	Y	Y	Wiped clean							
Ceiling	Y	Y	Y	Painted white with no marks							
Lighting	Y	Y	Y	4 down lights all working, dimmer working							

Lessor/agent's initial



Date: 4 Sep 2023

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Tenants Name: Mrs Mary Lewis

Name of Landlord: Mark John
Lease Commencement Date: 29 Aug 2023

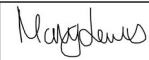
	Condition of premises at START of tenancy						Condition of premises at END of tenancy				
	Clean	Undamaged	Working	Landlord / Agent Comments	Tenant agrees	Tenant Comments	Clean	Undamaged	Working	Comments	Tenant agrees
Points	Y	Y	Y								
Corded Blinds and Window Coverings	Y	Y	Y								
Windows/Window Safety Devices	Y	Y	Y								
Ceiling Fan/Air Conditioner	Y	Y	Y	Tested and working							
Other	Y	Y	Y								
Bathroom 1				Clean and tiles wiped clean Refer to media: 6							
Door	Y	Y	Y	Towel hook behind door							
Floor	Y	Y	Y	Tiles clean							
Walls	Y	Y	Y	Painted white							
Ceiling	Y	Y	Y	freshly painted white							
Lighting	Y	Y	Y								
Points	Y	Y	Y								
Windows/Window Safety Devices	Y	Y	Y								
Sink/Taps	Y	Y	Y								
Toilet	Y	Y	Y								

Lessor/agent's initial



Date: 4 Sep 2023

Tenant/s initial



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Tenants Name: Mrs Mary Lewis

Name of Landlord: Mark John
Lease Commencement Date: 29 Aug 2023

	Condition of premises at START of tenancy					Condition of premises at END of tenancy					
	Clean	Undamaged	Working	Landlord / Agent Comments	Tenant agrees	Tenant Comments	Clean	Undamaged	Working	Comments	Tenant agrees
Shower/Bath/Taps	Y	Y	Y								
Mirror/Cabinet/Vanity	Y	Y	Y								
Towel Rails	Y	Y	N	Rail loose, handle requires tightening							
Toilet Roll Holder	Y	Y	Y								
Heating/Exhaust Fan/Vent	Y	Y	Y	Tested and working							
Corded Blinds and Window Coverings	Y	Y	Y								
Other	Y	Y	Y								
Bathroom 2				A lovely inspection, no problems to report							
Door	Y	Y	Y								
Floor	Y	Y	Y								
Walls	Y	Y	Y								
Ceiling	Y	Y	Y								
Lighting	Y	Y	Y								
Points	Y	Y	Y								
Windows/Window Safety Devices	Y	Y	Y								

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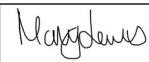
	Condition of premises at START of tenancy						Condition of premises at END of tenancy				
	Clean	Undamaged	Working	Landlord / Agent Comments	Tenant agrees	Tenant Comments	Clean	Undamaged	Working	Comments	Tenant agrees
Sink/Taps	Y	Y	Y								
Toilet	Y	Y	Y								
Shower/Bath/Taps	Y	Y	Y								
Mirror/Cabinet/Vanity	Y	Y	Y								
Towel Rails	Y	Y	Y								
Toilet Roll Holder	Y	Y	Y								
Heating/Exhaust Fan/Vent	Y	Y	Y								
Corded Blinds and Window Coverings	Y	Y	Y								
Other	Y	Y	Y								
Bedroom 1				Neat and tidy Refer to media: 7							
Door	Y	Y	Y	painted white							
Floor	Y	Y	Y	carpet clean, no stains							
Lighting	Y	Y	Y	tested and working							
Windows/Window Safety Devices	N	Y	Y	Windows need cleaning							
Bedroom 2											
Door	Y	Y	Y								

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Lease Commencement Date: 29 Aug 2023

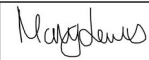
	Condition of premises at START of tenancy						Condition of premises at END of tenancy				
	Clean	Undamaged	Working	Landlord / Agent Comments	Tenant agrees	Tenant Comments	Clean	Undamaged	Working	Comments	Tenant agrees
Floor	Y	Y	Y								
Skirting	Y	Y	Y								
Walls	Y	Y	Y								
Ceiling	Y	Y	Y								
Lighting	Y	Y	Y								
Points	Y	Y	Y								
Corded Blinds and Window Coverings	Y	Y	Y								
Wardrobe/Drawers/Shelves	Y	Y	Y								
Windows/Window Safety Devices	Y	Y	Y								
Ceiling Fan/Air Conditioner	Y	Y	Y								
Other	Y	Y	Y								
Bedroom 3											
Door	Y	Y	Y								
Floor	Y	Y	Y								
Skirting	Y	Y	Y								

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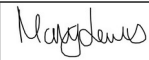
	Condition of premises at START of tenancy						Condition of premises at END of tenancy				
	Clean	Undamaged	Working	Landlord / Agent Comments	Tenant agrees	Tenant Comments	Clean	Undamaged	Working	Comments	Tenant agrees
Walls	Y	Y	Y								
Ceiling	Y	Y	Y								
Lighting	Y	Y	Y								
Points	Y	Y	Y								
Corded Blinds and Window Coverings	Y	Y	Y								
Wardrobe/Drawers/ Shelves	Y	Y	Y								
Windows/Window Safety Devices	Y	Y	Y								
Ceiling Fan/Air Conditioner	Y	Y	Y								
Other	Y	Y	Y								
Kitchen/Meals				Pantry sensor light, not working and pantry door, scraping on floor Refer to media: 8							
Bench	Y	Y	Y	No noted marks							
Oven	Y	Y	Y	Well cleaned							
RHood	Y	Y	Y	Free from grease							
Pantry	Y	N	N	Pant light sensor is not working and the pantry door is scraping on the wooden floor. It requires adjusting							
Theatre Room				Carpet clean, no stains							

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Tenants Name: Mrs Mary Lewis

Name of Landlord: Mark John
Lease Commencement Date: 29 Aug 2023

	Condition of premises at START of tenancy						Condition of premises at END of tenancy				
	Clean	Undamaged	Working	Landlord / Agent Comments	Tenant agrees	Tenant Comments	Clean	Undamaged	Working	Comments	Tenant agrees
Door	Y	Y	Y	Double doors painted white							
Floor	Y	Y	Y	Carpet has no stains							
Walls	Y	Y	Y	No marks							
Ceiling	Y	Y	Y	Painted white							
Lighting	Y	Y	Y	Dimmers installed							
Dining				A lovely inspection, no problems to report							
Door	Y	Y	Y								
Floor	Y	Y	Y								
Skirting	Y	Y	Y								
Walls	Y	Y	Y								
Ceiling	Y	Y	Y								
Lighting	Y	Y	Y								
Points	Y	Y	Y								
Windows/Window Safety Devices	Y	Y	Y								
Corded Blinds and Window Coverings	Y	Y	Y								

Lessor/agent's initial



Date: 4 Sep 2023

Tenant/s initial



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Residential Tenancy Regulation Schedule 2: Condition report

Address of rental premises: 19 Van Kleeft Circuit, Manly 2095
Tenants Name: Mrs Mary Lewis

Name of Landlord: Mark John
Lease Commencement Date: 29 Aug 2023

	Condition of premises at START of tenancy					Condition of premises at END of tenancy					
	Clean	Undamaged	Working	Landlord / Agent Comments	Tenant agrees	Tenant Comments	Clean	Undamaged	Working	Comments	Tenant agrees
Ceiling Fan/Air Conditioner	Y	Y	Y								
Other	Y	Y	Y								
Toilet				No problems to report							
Door	Y	Y	Y								
Floor	Y	Y	Y								
Walls	Y	Y	Y								
Toilet	Y	Y	Y								
Roll Holder	Y	Y	Y								
Ceiling	Y	Y	Y								
Lighting	Y	Y	Y								
Windows/Window Safety Devices	Y	Y	Y								
Sink	Y	Y	Y								
Corded Blinds and Window Coverings	Y	Y	Y								
Other	Y	Y	Y								
Laundry				The paint is peeling along the walls, this indicates damp from dryer, as it is not ventilated. Refer to media: 9							

Lessor/agent's initial



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Tenant/s initial



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Residential Tenancy Regulation Schedule 2: Condition report

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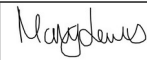
	Condition of premises at START of tenancy						Condition of premises at END of tenancy				
	Clean	Undamaged	Working	Landlord / Agent Comments	Tenant agrees	Tenant Comments	Clean	Undamaged	Working	Comments	Tenant agrees
Walls	Y	Y	Y	Paint peeling and requires repainting							
Trough	Y	N	Y	Showing signs of rust							
Rear Gardens				Neat and tidy Refer to media: 10 11 12							
Paving	Y	Y	Y	Clear of weeds							
Grass	Y	Y	Y	Some holes where the dog has dug , but otherwise very neat the grass has been mowed and edged.							
Security/Safety				Security doors or working House alarm tested and working							
Smoke Alarms	Y	Y	Y	tested and working							
RCD/Safety Switch	Y	Y	Y	Compliant with regulations							

Lessor/agent's initial



Date: 4 Sep 2023

Tenant/s initial



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Date: 4 Sep 2023

Residential Tenancy Regulation Schedule 2: Condition report

Address of rental premises: 19 Van Kleeft Circuit, Manly 2095
Tenants Name: Mrs Mary Lewis

Name of Landlord: Mark John
Lease Commencement Date: 29 Aug 2023

Minimum Standards

The landlord must indicate whether the following apply to the premises:

1. Are the premises structurally sound?

Yes
- Note:** Premises are structurally sound only if the

- floors, ceilings, walls, supporting structures (including foundations), doors, windows, roof, stairs, balconies, balustrades and railings are (i) in a reasonable state of repair, and (ii) are not liable to collapse because they are rotted or otherwise defective, and
 - floors, ceiling, walls and supporting structures are not subject to significant dampness, and
 - roof, ceilings and windows do not allow water penetration into the premises.
2. Does the premises have adequate:
- a) natural or artificial lighting in each room (excluding storage rooms or garages)?

Yes
- b) ventilation?

Yes
- c) electricity outlet sockets or gas outlet sockets for the supply of lighting and heating to the premises, and for the use of appliances in the premises?

Yes
- d) plumbing and drainage?

Yes
- Utilities:**
3. Are the premises:
- a) supplied with electricity?

Yes
- b) supplied with gas?

No
- c) connected to a water supply service or infrastructure that supplies water (including, but not limited to, a water bore or water tank) that is able to supply to the premises hot and cold water for drinking and ablution and cleaning activities?

Yes
4. Does the premises contain bathroom facilities, including toilet and washing facilities that allow privacy for the user?

Yes
5. Does the tenant agree with all the above?

Yes

Health issues

The landlord must indicate whether the following apply to the premises:

- a) Are there any signs of mould and dampness?

No
- b) Are there any pests and vermin?

No
- c) Has any rubbish been left on the premises?

No
- d) Are the premises listed on the Loose-Fill Asbestos Insulation Register?

No

Smoke Alarms

The landlord must indicate the following:

1. Have smoke alarms been installed in the residential premises in accordance with the Environmental Planning and Assessment Act 1979 (including any regulations made under the Act)?

Yes
2. Have all the smoke alarms installed on the premises been checked and found to be in working order?

Yes
- Date last checked**

1/9/23
3. Have the removable batteries in all the smoke alarms been replaced within the last 12 months, except for removable lithium batteries?

Yes
- Date batteries were last changed:**

1/3/23
4. Have the batteries in all the smoke alarms that have removeable lithium battery been replaced in the period specified by the manufacturer of the smoke alarm?

Yes
- Date batteries were last changed:**

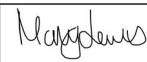
1/3/23

Note: Section 64 of the Residential Tenancies Act 2010 provides that repairs to a smoke alarm includes maintenance of a smoke alarm in working order by installing or replacing a battery in the smoke alarm.

Lessor/agent's initial

 Date: 4 Sep 2023

Tenant/s initial

 2. 3. Date: 4 Sep 2023

Residential Tenancy Regulation Schedule 2: Condition report

Address of rental premises: 19 Van Kleeft Circuit, Manly 2095
Tenants Name: Mrs Mary Lewis

Name of Landlord: Mark John
Lease Commencement Date: 29 Aug 2023

Other Safety Issues

The landlord must indicate whether the following apply to the premises:

1. Are there any visible signs of damaged appliances (if appliances are included as part of the tenancy)?	No
2. Are there any visible hazards relating to electricity (eg. A loose or damaged electricity outlet socket, loose wiring or sparking power points)?	No
3. Are there any visible hazards relating to gas (eg. A loose or damaged gas outlet socket or an open-ended gas pipe or valve)?	No
4. Does the tenant agree with all the above?	Yes

If no, specify which items?

Communication facilities

The landlord must indicate whether the following facilities are available:

a) a telephone line is connected to the residential premises	Yes
b) an internet line is connected to the residential premises	Yes

Water Usage Charging and Efficiency Devices

[only applicable if tenant pays water usage charges for the residential premises]

1. Are the residential premises separately metered?	No
2. The Landlord must indicate the following:	
a) all showerheads have a maximum flow rate of 9 litres per minute	Yes
b) on and from 23 rd March 2025, all toilets are dual flush toilets with a minimum 3 star rating in accordance with the WELS scheme	Yes
c) all internal cold water taps and single mixer taps in kitchen sinks or bathroom hand basins have a maximum flow rate of 9 litres per minute	Yes
d) the premises have been checked and any leaking taps or toilets on the residential premises have been fixed	No

Water Usage Charging and Efficiency Devices (Continued)

Date the premises were last checked to see if its compliant with the water efficiency measures:	1/3/2020
Water meter reading at START of tenancy: Lph	
Date of reading:	Monday, 28 August 2023
Water meter reading at END of tenancy: Lph	
Date of reading:	/ /

Additional comments on minimum standards, health issues, smoke alarms, other safety issues, communication facilities, water usage charging and efficiency devices [May be added by landlord or tenant, or both]

Approximate dates when work last done on residential premises

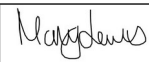
Installation, repair or maintenance of smoke alarms	1/3/2020
Painting of premises (external):	1/3/2023
Painting of premises (internal):	1/3/2023
Flooring laid/replaced/cleaned:	2018

Lessor/agent's initial



Date: 4 Sep 2023

Tenant/s initial



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Residential Tenancy Regulation Schedule 2: Condition report

Address of rental premises: 19 Van Kleef Circuit, Manly 2095
Tenants Name: Mrs Mary Lewis

Name of Landlord: Mark John
Lease Commencement Date: 29 Aug 2023

Landlord/agent's signature:  Date: 4 Sep 2023

Tenant's signature:  Date: 4 Sep 2023

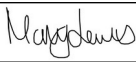
Landlord's promise to undertake work: [Delete if not required]
The landlord agrees to undertake the following cleaning, repairs, additions or other work during the tenancy: Yes

The landlord agrees to complete that work by: Mar 2024

Lessor/agent's initial

	Date: 4 Sep 2023
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Tenant/s initial

	2.	3.	Date: 4 Sep 2023
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Residential Tenancy Regulation Schedule 2: Condition report

Address of rental premises: 19 Van Kleef Circuit, Manly 2095

Tenants Name: Mrs Mary Lewis

Name of Landlord: Mark John

Lease Commencement Date: 29 Aug 2023

View your photos/videos online via [Gallery Link](#)

Media

[Front Gardens :](#)

Photo: [\(1\)](#) Taken : 09/08/2023



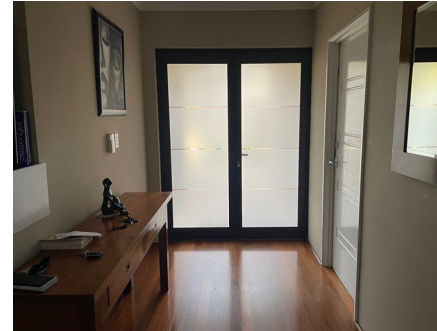
[Front Gardens :](#)

Video: [\(2\)](#) Taken : 09/08/2023



[Entry/Exterior :](#)

Photo: [\(3\)](#) Taken : 09/08/2023



[Entry/Exterior :](#)

Photo: [\(4\)](#) Taken : 09/08/2023



[Garage :](#)

Photo: [\(5\)](#) Taken : 09/08/2023



[Bathroom 1 :](#)

Photo: [\(6\)](#) Taken : 09/08/2023



[Bedroom 1 :](#)

Photo: [\(7\)](#) Taken : 09/08/2023



[Kitchen/Meals :](#)

Photo: [\(8\)](#) Taken : 09/08/2023



[Laundry :](#)

Photo: [\(9\)](#) Taken : 09/08/2023



[Rear Gardens :](#)

Photo: [\(10\)](#) Taken : 09/08/2023



[Rear Gardens :](#)

Photo: [\(11\)](#) Taken : 09/08/2023




[Rear Gardens :](#)


Video: [\(12\)](#) Taken : 09/08/2023



Lessor/agent's initial

 Date: 4 Sep 2023

Tenant/s initial

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