

CONDITION OF PREMISES REPORT

Condition reports are used as evidence in bond disputes. This 5-page condition report can be used in a tenancy or occupancy. It is available free from www.tenantsact.org.au and www.revenue.act.gov.au

In a tenancy, a condition report is used to determine:

- if a landlord (lessor) has provided the premises fit for habitation, reasonably clean, in a reasonable state of repair and reasonably secure (Div 3.3 s29 of the Residential Tenancy 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 (Div 3.3 s31 of the Residential Tenancy ACT)

A condition report must be provided within a day of the tenant moving into the property

Within 2 weeks of moving the tenant must:

- 1) If the lessor provided 2 copies of the report and is already filled in, check it and make your own comments. Don't sign it unless you agree with it; **OR**
If a report has not been provided, fill in this report carefully and sign it
- 2) Give one completed copy of this report to the other party.
- 3) Take date-stamped photos of any defects in the property.

When the tenancy ends:

- 1) Lessors and tenants must carry out a final inspection and complete an end of tenancy condition report
- 2) Where one party has been given reasonable notice for the inspection and fails to attend. The other party can complete the condition report in their absence.

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.
Date tenancy tenants moved in	Date of final inspection:
Date condition report provided:	Date tenancy terminated:

L= Landlord/Agent or Grantor T= Tenant or Occupant	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						

L= Landlord/Agent or Grantor T= Tenant or Occupant	L	T	COMMENTS	L	T	COMMENTS
BATHROOM						
BATH/SPA						
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						
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						

L= Landlord/Agent or Grantor T= Tenant or Occupant	L	T	COMMENTS	L	T	COMMENTS
BATHROOM						
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						
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 (LOUNGE ROOM)						

L= Landlord/Agent or Grantor T= Tenant or Occupant	L	T	COMMENTS	L	T	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						
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						

L= Landlord/Agent or Grantor T= Tenant or Occupant	L	T	COMMENTS	L	T	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						
OTHER						
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:	Date