

# RESIDENTIAL TENANCIES ACT 1997

**Condition Report - contains**



**original pages with two copies**

When a LANDLORD receives a bond, two signed copies of this report must be given to the TENANT, Giving a current condition of the property.

Copies of the report must be given to the TENANT before the TENANT takes occupation of the Property

The TENANT must within three business days after entering into occupation of the premises, return One signed copy to the LANDLORD, indicating in the space provided whether or not the TENANT May or may not agree.

Address of Rented Premises \_\_\_\_\_

Name of Tenan \_\_\_\_\_

Name of Landlord/Agent **FINE POINT REAL ESTATE** \_\_\_\_\_

**SIGNATURES AT: COMMENCEMENT**

Date \_\_\_\_\_

**Landlord/Agent's**

Signature \_\_\_\_\_

Tenants

Signature \_\_\_\_\_

**SIGNATURES AT: TERMINATION**

Date \_\_\_\_\_

**Landlord/Agent's**

Signature \_\_\_\_\_

Tenants

Signature \_\_\_\_\_

Date condition report returned by tenant/s:...../...../.....

ROOM AND ITEM	GOOD	FAIR	POOR	OTHER ITEMS & COMMENTS IF ANY
<b>ENTRANCE HALL</b>				
Doors				
Security/Screen Door				
Walls				
Skirting Boards				
Windows				
Blinds/Curtains				
Ceiling				
Light Fittings				
Floor Coverings				
European Style Cupboard				
Broom Cupboard				
Double Built in Cupboard				
<b>LOUNGE / DINING</b>				
Doors				
Walls				
Skirting Boards				
Windows/Screens				
Blinds/Curtains				
Ceiling				
Light Fittings				
Floor Coverings				
TV/Power Points				
Heating / Cooling				
<b>KITCHEN/ALFRESCO</b>				
Doors				
Walls				
Skirting Boards				
Windows/Screens				
Blinds/Curtains				
Ceiling/Light Fittings				
Floor Coverings				
Power Points				
Cupboards/Drawers				
Bench Tops				
Tiling				
Sink/Taps				
Hot Plates/Stove Top				
Griller				
Oven				
Exhaust Fan/Rangehood				
Dishwasher				
<b>Right hallway Main BEDROOM (1)</b>				
Doors				
Walls				
Skirting Boards				
Wardrobe/Drawers				
Windows/Screens				
Blinds/Curtains				
Ceiling/Light Fittings				
Floor Coverings				
Power Points				

Note: 1. further items and comments can be included on the back of this form or on a separate sheet attached to this Report and signed by both Landlord/Agent and the Tenant.  
2. Any electrical appliance marked as "Good" or "Fair" is, in the opinion of the person checking this report, in apparent working order only.



ROOM AND ITEM	GOOD	FAIR	POOR	OTHER ITEMS & COMMENTS IF ANY
<b>ENSUITE</b>				
Doors				
Walls				
Tiling				
Windows/Screens				
Blinds/Curtains				
Ceiling/Light Fittings				
Floor Coverings				
Power Points				
Mirror				
Heating and Exhaust				
Towel Rack				
Shower				
Sinks / Taps				
Toilet				
<b>Left of Hallway BEDROOM (2)</b>				
Doors				
Walls				
Skirting Boards				
Wardrobe/Drawers				
Windows/Screens				
Blinds/Curtains				
Ceiling/Light Fittings				
Floor Coverings				
Power Points				
<b>Right of Hallway BEDROOM (3)</b>				
Doors				
Walls				
Skirting Boards				
Wardrobe/Drawers				
Windows				
Blinds/Curtains				
Ceiling/Light Fittings				
Floor Coverings				
Power Points				
OTHER				
<b>DINING ROOM</b>				
Doors				
Walls				
Skirting Boards				
Windows/Screens				
Blinds/Curtains				
Ceiling				
Light Fittings				
Floor Coverings				
TV/Power Points				
Heating				
OTHER				

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  2. Any electrical appliance marked as "Good" or "Fair" is, in the opinion of the person checking this report, in apparent working order only.

ROOM AND ITEM	GOOD	FAIR	POOR	OTHER ITEMS & COMMENTS IF ANY
<b>Main BATHROOM</b>				
Doors				
Walls				
Skirting Boards				
Tiling				
Windows/Screens				
Ceiling/Light Fittings				
Floor Coverings				
Power Points				
Bath/Taps				
Shower/Shower Screen/Taps				
Wash Basin/Taps				
Mirror/Cabinet				
Towel Rails				
Toilet				
Heating/Exhaust Fan				
<b>LAUNDRY</b>				
Doors				
Walls				
Skirting Boards				
Glass door				
Splashback above Trough				
Ceiling/Light Fittings				
Floor Coverings				
Power Points				
Wash Trough/Taps				
Cupboards				
<b>GENERAL</b>				
Porch				
Antenna				
Garage / Remote				
Gates Fences Doors				
Grounds/Garden				
Street Number/Letterbox				
Alfresco Area				
H.W.S.				
Security System				
Keys Given				
Telephone				
Smoke Detectors				
Clothes Line				
Front Garden				
Smoke Detectors				On Inspection of the property I confirm that I have checked that all Smoke Detectors are in working order.
<b>Smoke Detector Batteries</b>				<p><b>SIGNED:</b> _____ <b>DATE:</b> _____</p> <p>I the tenant acknowledge that it is my responsibility to replace the batteries in the Smoke Detectors during my tenancy.</p> <p><b>SIGNED:</b> _____ <b>DATE:</b> _____</p>