

HOW TO COMPLETE

- Three copies, or one electronic copy, of this condition report should be completed and signed by the landlord or the landlord's agent.
- 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.
- 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".
- 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".
- 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).
- 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.
- 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.
- 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

- It is a requirement that a condition report be completed by the landlord or the landlord's agent 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.
- 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.
- 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 fair wear and tear.
- A condition report must be filled out whether or not a rental bond is paid.
- If you do not have enough space on the report you can attach additional pages. All attachments should be signed and dated by all parties to the residential tenancy agreement.
- Call NSW Fair Trading on 13 32 20 or visit www.fairtrading.nsw.gov.au for more information about the rights and responsibilities of landlords and tenants or before completing the condition report.



Address of premises

106 Percival Road, Stanmore 2048



Tenant's name(s)

Nicole

Lease Start Date:

05/04/82

Inspection Date:

24/04/20



YES



NO

CONDITION/ ACTION CODES

SAMPLE CONDITION REPORT

Bedroom 2

Walls	Y	Y	Y	Y
Blinds / Curtains	N	Y	N	Y
Door / Doorway frame	Y	N	Y	Y
Tv Aerial port	Y	Y	Y	N
Floors Coverings	N	Y	Y	Y

Inspector Signature

Date

17/04/20

Tenant

Date

Agent Disclaimer.

This tenancy inspection report is a visual one carried out by Gerber to assess the manner in which the tenant is maintaining your property. As your property manager, our role is to manage the tenancy; We are not qualified to assess the structural aspects of areas including but not limited to staircases, decking and balconies or to ensure that plumbing, electrical or gas mixtures of fittings, glass windows, doors and balustrades, smoke alarms, asbestos, swimming pool safety barriers (and associated fittings) comply and operate in accordance with applicable building/council codes and/or laws and regulations. The inspection does not include the moving of furniture, lifting of floor coverings, inspecting the interiors of roof spaces, under flooring, inside of cupboards, tenant's goods of other belongings. Gerber recommends that all landlords have regular inspections carried out by suitable qualified, licensed and insured contractors and experts in the appropriate areas when necessary. Gerber also recommends that all landlords hold adequate insurance, including landlords insurance.

Communication Facilities

The landlord must indicate whether the following communication facilities are available:

A telephone line is connected to the residential premises ☐

A internet line is connected to the residential premises ☐

Water Efficiency Devices

Only Applicable if tenant pays water usage charges for residential premises. The landlord must indicate whether the following water efficiency measures are in place in the residential premises.

Are the residential premises separately metered? ☐

The landlord must indicate the following:

(a) All showerheads have a maximum flow rate of 9 litres/min ☐

(b) On and from 23 March 2025, all toilets are dual flush toilets with a minimum 3 star rating in accordance with the WELS scheme ☐

(c) All internal cold water taps and single mixer taps in kitchen or bathroom hand basins have a maximum flow rate of 9 litres/min ☐

(d) The premises have been checked and any leaking taps or toilets on the residential premises have been fixed ☐

Date the premises were last checked to see if it is compliant with the water efficiency measures:

Water Meter Location

Water Meter Reading

Health Issues

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

Are there any signs of mould and dampness? ☐

Are there any pests or vermin? ☐

Has any rubbish been left on the premises? ☐

Are the premises listed on the Loose-Fill Asbestos Insulation Register? ☐

Are child safety devices installed on windows? ☐

Work Completed

Approximate date when work was last done on residential premises

Installation of water efficiency measures

Painting of premises (internal)

Painting of premises (external)

Flooring laid/replaced/cleaned

Installation, repair or maintenance of smoke alarms

Other Safety Issues

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

Are there any visible signs of damaged appliances (if appliances are included as part of the tenancy)? ☐

Are there any visible hazards relating to electricity (e.g. a loose or damaged electricity outlet socket, loose wiring or sparking power points)? ☐

Are there any visible hazards relating to gas (e.g. a loose or damaged gas outlet socket or an open-ended gas pipe or valve)? ☐

Does the tenant agree with Other Safety Issues? ☐

If not, specify which items

Smoke Alarm

Have smoke alarms been installed in accordance with the environmental Planning and Assessment Act 1979 (including any regulations made under that act)? ☐

Have all the smoke alarms installed on the residential premises been checked and found to be in working order? ☐

Date last checked

Have the removable batteries in all the smoke alarms been replaced within the last 12 months, except for removable lithium batteries? ☐

Date last changed

Have the batteries in all the smoke alarms that have a removable lithium battery been replaced in the period specified by the manufacturer of the smoke alarm? ☐

Date batteries were last changed

Smoke alarm location and additional comments:

Smoke Alarms are fitted at following locations:

Minimum Standards

Are the premises structurally sound? ☐

Note. Premises are structurally sound only if the --

a) floors, ceilings, walls, supporting structures (including foundations), doors, windows, roof, stairs, balconies, balustrades and railings are

1) In a reasonable state of repair, and

2) Are not liable to collapse because they are rotted or otherwise defective, and

b) floors ceiling, walls and supporting structures are not subject to significant dampness, and

c) roof, ceilings and windows do not allow water penetration into the premises.

Does the premises have:

Adequate natural or artificial lighting in each room (excluding storage rooms or garages) ☐

Adequate ventilation ☐

Adequate electricity outlet sockets or gas outlet sockets for the supply of lighting and heating and for the use of appliances in the premises? ☐

Adequate plumbing and drainage? ☐

Utilities

Are the premises:

Supplied with electricity? ☐

Supplied with gas ☐

Connected to a water supply service or infrastructure that supplies water that is able to supply to the premises hot and cold water for drinking and ablution and cleaning activities? ☐

Does the premises contain bathroom facilities including toilet and washing facilities that allow privacy for the user? ☐

Does the tenant agree with Minimum Standards and Utilities? ☐

If not, specify which items

Additional Comments

Relating to Health Issues, Communication Facilities or Water Efficiency Devices (may be added by landlord or tenant, or both)

Furniture List

If insufficient space please attach schedule

Unfurnished premises

Clean Undamaged Working Keys	Inspector Comments	Tenant Agrees	Tenant Comments
Entrance			
Floor		<input checked="" type="radio"/> Y <input type="radio"/> N	
Walls		<input checked="" type="radio"/> Y <input type="radio"/> N	
Door/ Doorframe		<input checked="" type="radio"/> Y <input type="radio"/> N	
Powerpoints/ Fixtures		<input checked="" type="radio"/> Y <input type="radio"/> N	
Windows/ Screens/ Window Safety Devices		<input checked="" type="radio"/> Y <input type="radio"/> N	
Blinds/ Curtains		<input checked="" type="radio"/> Y <input type="radio"/> N	
Lights/ Fixtures		<input checked="" type="radio"/> Y <input type="radio"/> N	
Ceiling		<input checked="" type="radio"/> Y <input type="radio"/> N	
Front of office			
Floor		<input checked="" type="radio"/> Y <input type="radio"/> N	
Walls		<input checked="" type="radio"/> Y <input type="radio"/> N	
Door/ Doorframe		<input checked="" type="radio"/> Y <input type="radio"/> N	
Powerpoints/ Fixtures		<input checked="" type="radio"/> Y <input type="radio"/> N	
Windows/ Screens/ Window Safety Devices		<input checked="" type="radio"/> Y <input type="radio"/> N	
Blinds/ Curtains		<input checked="" type="radio"/> Y <input type="radio"/> N	
Lights/ Fixtures		<input checked="" type="radio"/> Y <input type="radio"/> N	
Ceiling		<input checked="" type="radio"/> Y <input type="radio"/> N	
Kitchen			
Ceiling		<input checked="" type="radio"/> Y <input type="radio"/> N	
Lights/ Fixtures		<input checked="" type="radio"/> Y <input type="radio"/> N	
Blinds/ Curtains		<input checked="" type="radio"/> Y <input type="radio"/> N	
Windows/ Screens/ Window Safety Devices		<input checked="" type="radio"/> Y <input type="radio"/> N	

Inspector Signature



Date

17/04/20

Tenant

Date



Clean Undamaged Working Keys	Inspector Comments	Tenant Agrees	Tenant Comments
Kitchen			
Exhaust Fan/ Rangehood		<input checked="" type="radio"/> <input type="radio"/>	
Oven		<input checked="" type="radio"/> <input type="radio"/>	
Stovetop/ Griller		<input checked="" type="radio"/> <input type="radio"/>	
Dishwasher		<input checked="" type="radio"/> <input type="radio"/>	
Sink/ Taps		<input checked="" type="radio"/> <input type="radio"/>	
Benchtops/ Tiling		<input checked="" type="radio"/> <input type="radio"/>	
Cupboards		<input checked="" type="radio"/> <input type="radio"/>	
Powerpoints/ Fixtures		<input checked="" type="radio"/> <input type="radio"/>	
Door/ Doorframe		<input checked="" type="radio"/> <input type="radio"/>	
Walls/ Tiles		<input checked="" type="radio"/> <input type="radio"/>	
Floor/ Tiles		<input checked="" type="radio"/> <input type="radio"/>	
Bathroom			
Ceiling		<input checked="" type="radio"/> <input type="radio"/>	
Floor/ Tiles		<input checked="" type="radio"/> <input type="radio"/>	
Walls/ Tiles		<input checked="" type="radio"/> <input type="radio"/>	
Door/ Doorframe		<input checked="" type="radio"/> <input type="radio"/>	
Powerpoints/ Fixtures		<input checked="" type="radio"/> <input type="radio"/>	
Mirror/ Cabinet		<input checked="" type="radio"/> <input type="radio"/>	
Taps/ Basin		<input checked="" type="radio"/> <input type="radio"/>	
Cupboard/ Drawers		<input checked="" type="radio"/> <input type="radio"/>	
Bath		<input checked="" type="radio"/> <input type="radio"/>	
Shower/ Screen/ Taps		<input checked="" type="radio"/> <input type="radio"/>	
Toilet/ Cistern/ Seat		<input checked="" type="radio"/> <input type="radio"/>	

Clean	Undamaged	Working	Keys	Inspector Comments	Tenant Agrees	Tenant Comments
Bathroom						
Toilet Roll Holder					<input checked="" type="radio"/> Y <input type="radio"/> N	
Towel Rails					<input checked="" type="radio"/> Y <input type="radio"/> N	
Windows/ Screens/ Window Safety Devices					<input checked="" type="radio"/> Y <input type="radio"/> N	
Blinds/ Curtains					<input checked="" type="radio"/> Y <input type="radio"/> N	
Lights/ Fixtures					<input checked="" type="radio"/> Y <input type="radio"/> N	
Exhaust Fan/ Vents					<input checked="" type="radio"/> Y <input type="radio"/> N	
Back office						
Floor					<input checked="" type="radio"/> Y <input type="radio"/> N	
Walls					<input checked="" type="radio"/> Y <input type="radio"/> N	
Door/ Doorframe					<input checked="" type="radio"/> Y <input type="radio"/> N	
Powerpoints/ Fixtures					<input checked="" type="radio"/> Y <input type="radio"/> N	
Windows/ Screens/ Window Safety Devices					<input checked="" type="radio"/> Y <input type="radio"/> N	
Blinds/ Curtains					<input checked="" type="radio"/> Y <input type="radio"/> N	
Lights/ Fixtures					<input checked="" type="radio"/> Y <input type="radio"/> N	
Ceiling					<input checked="" type="radio"/> Y <input type="radio"/> N	