



V J Ray Pty Ltd

8 Anglo Road
 CAMPSIE NSW 2194
 Tel: 97046932
 Fax:

Residential Tenancy Regulation Ingoing Condition Report

NEW SOUTH WALES - 2010

HOW TO COMPLETE THIS REPORT

- Three copies of this condition report are filled out and signed by the landlord or the landlord's agent.
- 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 "Health issues" and "Communications facilities".
- If the tenant has agreed to pay for water usage charges under the residential tenancy agreement, the landlord or landlord's agent must also indicate whether the residential premises have the required water efficiency measures.
- Two copies of the report which have been filled out 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.
- 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 "Health issues", "Communications facilities" and "Water efficiency devices".
- The tenant must return one copy of the completed condition report to the landlord or landlord's agent within 7 days after receiving it and is to keep the second copy.
- At, or as soon as practicable after, the termination of the tenancy agreement, both the landlord and tenant should complete the copy of the condition report that they 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.

IMPORTANT INFORMATION

- 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.
- 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 condition report should be filled out whether or not a rental bond is paid.
- If you do not have enough space on the report attach a separate sheet.
- 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.

CONDITION CODES



SAMPLE CONDITION REPORT

| | CLEAN | UN-DAMAGED | WORKING | KEYS | TENANT AGREES | COMMENTS |
|----------------------|-------|------------|---------|------|---------------|------------------|
| ENTRANCE/HALL | | | | | | |
| Front door | Y | Y | Y | Y | Y | |
| Walls | Y | Y | Y | Y | | 2 picture hooks |
| Floor/covering | Y | Y | Y | Y | | |
| Ceiling | N | Y | Y | Y | | Stain on ceiling |
| Skirting board | Y | Y | Y | Y | | |

PROPERTY INFORMATION

Address of Premises:

8 Anglo Road
 Campsie
 NSW 2194

Tenant's Name(s):

Paul Ocwieja

Lease Commencement Date:

21 11 17
 DAY MONTH YEAR

Date Inspection Completed:

21 11 17
 DAY MONTH YEAR

Landlord/Agent Signature

Date

21/11/17

Tenant's Signature(s)

Date

/ /

HEALTH ISSUES

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

| | | |
|--|--|--------------------------------|
| Are there any signs of mould and dampness? | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> |
| Are there any pests and vermin? | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> |
| Has any rubbish been left on the premises? | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> |

COMMUNICATION FACILITIES

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

| | | |
|---|--|--------------------------------|
| A telephone line is connected to the residential premises | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> |
| An internet line is connected to the residential premises | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> |

APPROXIMATE DATE WHEN WORK LAST DONE ON RESIDENTIAL PREMISES

| | |
|---|------------|
| Installation of water efficiency measures | 05-09-2017 |
| Painting of premises (internal) | 05-09-2017 |
| Painting of premises (external) | 05-09-2017 |
| Flooring laid / replaced / cleaned | 05-09-2017 |

ADDITIONAL COMMENTS ON HEALTH ISSUES, COMMUNICATION FACILITIES, WATER EFFICIENCY DEVICES (may be added landlord or tenant, or both)

No additional comments for this property.

SMOKE ALARM

The landlord must indicate whether the following smoke alarm facilities are available

| | | |
|---|--|--------------------------------|
| Is the property fitted with Smoke Alarms? | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> |
| Smoke Alarm location and additional comments: | | |
| | | |

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:

| | | |
|---|--|--------------------------------|
| All showerheads have a maximum flow rate of 9 litres per minute | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> |
| All internal cold water taps and single mixer taps in kitchen or bathroom hand basins have a maximum flow rate of 9 litres per minute | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> |
| No leaking taps on residential premises | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> |

FURNITURE LIST (if insufficient space, attach schedule)

No furniture at the property


WATER METER LOCATION

Front garden

WATER METER READING

1084

Landlord/Agent Signature



Date

21/11/17

Tenant's Signature(s)

Date

 / /

| | CLEAN | UN DAMAGED | WORKING | KEYS | TENANT AGREES | LANDLORD/AGENT COMMENTS | TENANT COMMENTS |
|---|-------|------------|---------|------|---------------|---|-----------------|
| Entrance Hall | | | | | | | |
| Floor Coverings | Y | Y | | | | The carpet has been professionally steam cleaned at the commencement of this tenancy. ; See image 1 | |
| Skirting Boards | Y | Y | | | | Timber skirting boards are all clean with no damage apparent. ; | |
| Lights/Power Points/ Door Bell | Y | Y | Y | | | Six down lights all clean and in working order. The light switches are clean with no smudges. ; | |
| Other | Y | Y | | | | No additional comments for this area.; | |
| Lounge Room | | | | | | | |
| Floor | Y | Y | | | | The carpets are all clean no signs of stains visible. ;The carpets have been professionally cleaned.; See image 2 | |
| Walls | Y | Y | Y | | | The walls are painted cream with no signs of any scuff marks.; | |
| Door/ Doorframe | Y | Y | | | | The door frames are painted good condition overall with no signs of any damage. ; | |
| Powerpoints/ Fixtures | Y | Y | Y | | | Three double PowerPoints all are in working order; | |
| TV Aerial Port | Y | Y | Y | | | TV point is fixed to the wall and in a working condition; | |
| Telephone Point | Y | Y | Y | | | Telephone point is in working order; | |
| Windows/ Screens/ Window Safety Devices | Y | Y | Y | | | The windows are all clean and intact. There are two Flyscreens with no holes present. Windows have locks installed. ; | |
| Blinds/ Curtains | Y | Y | Y | | | Brand-new roller blind installed prior to the start of the tenancy and good condition. ; | |
| Lights/ Fixtures | Y | Y | Y | | | Six downlights installed globes working. ; | |
| Ceiling | Y | Y | Y | | | Painted white and in good condition overall ; | |
| Kitchen | | | | | | | |
| Floor/ Tiles | Y | Y | | | | Timber floorboards have a few light scuff's visible; See image 3 | |
| Walls/ Tiles | Y | Y | | | | Painted walls in good condition. Tiled splashback is all clean and intact.; | |
| Door/ Doorframe | Y | Y | | | | Sliding door All clean and intact ; | |
| Powerpoints/ Fixtures | Y | Y | | | | Three PowerPoints in working order; | |
| Cupboards | Y | Y | | | | The cupboards are all clean inside and outside and the exterior is in very good condition; | |
| Benchtops/ Tiling | Y | N | | | | Granite Benchtops are clean but do you have some small chips to the edges. ; | |
| Sink/ Taps | Y | Y | Y | | | Stainless steel sink with mixer tap ; | |
| Dishwasher | Y | Y | Y | | | Westinghouse stainless steel dishwasher all clean and intact; | |
| Stovetop/ Griller | Y | Y | Y | | | Stainless steel gas cooktop in good condition; | |

Landlord/Agent Signature



Date

21/11/17

Tenant's Signature(s)





Date

/ /

| | CLEAN | UN DAMAGED | WORKING | KEYS | TENANT AGREES | LANDLORD/AGENT COMMENTS | TENANT COMMENTS |
|---|-------|------------|---------|------|---------------|---|-----------------|
| Kitchen | | | | | | | |
| Oven | Y | Y | Y | | | Stainless steel electric oven in good condition; | |
| Exhaust Fan/ Rangehood | Y | Y | Y | | | Westinghouse induction exhaust fan all clean and intact; | |
| Windows/ Screens/ Window Safety Devices | Y | Y | Y | | | Large clear glass window with fly screen and lock; | |
| Blinds/ Curtains | Y | Y | Y | | | Brand-new roller blind in good condition; | |
| Lights/ Fixtures | Y | Y | Y | | | Four downlights all in working order; | |
| Ceiling | Y | Y | | | | Freshly painted in good condition; | |
| Dining Room | | | | | | | |
| Floor | Y | Y | | | | Carpets have been professionally cleaned; | |
| Walls | Y | Y | | | | The walls have been freshly painted and in good condition; See image 4,5 | |
| Door/ Doorframe | Y | Y | | | | Painted and in good condition with no damage apparent; | |
| Powerpoints/ Fixtures | Y | Y | Y | | | Four double PowerPoints; | |
| Windows/ Screens/ Window Safety Devices | Y | Y | Y | | | Large window with clear glass has fly screen with no damage and also is lockable; | |
| Blinds/ Curtains | Y | Y | Y | | | Brand-new roller blind in good condition; | |
| Lights/ Fixtures | Y | Y | Y | | | For downlights all in working order; | |
| Ceiling | Y | Y | | | | Freshly painted in good condition; | |
| Bathroom | | | | | | | |
| Floor/ Tiles | Y | Y | | | | Tile bathroom floor in good condition; See image 6 | |
| Walls/ Tiles | Y | Y | | | | Freshly painted in Good & Clean condition overall. ; | |
| Door/ Doorframe | Y | Y | Y | | | Sliding door All clean and intact ; | |
| Powerpoints/ Fixtures | Y | Y | Y | | | Double Power Point ; | |
| Mirror/ Cabinet | Y | Y | Y | | | All clean and intact ; | |
| Taps/ Basin | Y | Y | Y | | | Sink is all clean with mixer tap; | |
| Bath | Y | Y | Y | | | White bath tub all clean and intact; | |
| Shower/ Screen/ Taps | Y | Y | Y | | | The shower has a clear glass screen which is in good condition the internal shower tiles clean; | |
| Toilet/ Cistern/ Seat | Y | Y | Y | | | Porcelain toilet in good condition; | |
| Towel Rails | Y | Y | | | | Steel towel rail fixed to wall; | |
| Windows/ Screens/ Window Safety Devices | Y | Y | | | | Large window with fly screen all clean and intact; | |

Landlord/Agent Signature



Date

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Tenant's Signature(s)





Date

/ /

| | CLEAN | UN DAMAGED | WORKING | KEYS | TENANT AGREES | LANDLORD/AGENT COMMENTS | TENANT COMMENTS |
|--|-------|---------------|---------|------|------------------|---|-----------------|
| Bathroom | | | | | | | |
| Blinds/ Curtains | Y | Y | | | | Brand-new blinds; | |
| Lights/ Fixtures | Y | Y | | | | 3 in 1 heat light and exhaust fan. All clean and intact ; | |
| Exhaust Fan/ Vents | Y | Y | | | | All clean and intact ; | |
| Bedroom | | | | | | | |
| Floor | Y | Y | | | | Brand-new carpet in good condition; | |
| Walls | Y | Y | | | | Freshly painted good in Good & Clean condition overall. ; See image 7,8 | |
| Door/ Doorframe | Y | Y | Y | | | Timber door with lock ; | |
| Windows/ Screens/ Window Safety Devices | Y | Y | Y | | | Window with screen in Good & Clean condition overall. ; | |
| Blinds/ Curtains | Y | Y | Y | | | Venetian Blinds All clean and intact ; | |
| Lights/ Fixtures | Y | Y | Y | | | Halogen down light fittings ; | |
| Ceiling | Y | Y | | | | Freshly painted ; | |

Landlord/Agent Signature



Date

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Entrance Hall

Image1: Floor Coverings
5/09/2017 2:19 PM



Lounge Room

Image2: Floor
5/09/2017 2:28 PM



Kitchen

Image3: Floor/ Tiles
5/09/2017 2:35 PM

Comments:

- 1. Few light scuffs visible
- 2. Chips to the edges of bench top
- 3. Light scratches to floor



Dining Room

Image4: Walls
5/09/2017 2:54 PM

Comments:

- 1. Minor stains on the carpet

Landlord/Agent Signature

Date

21/11/17

Tenant's Signature(s)

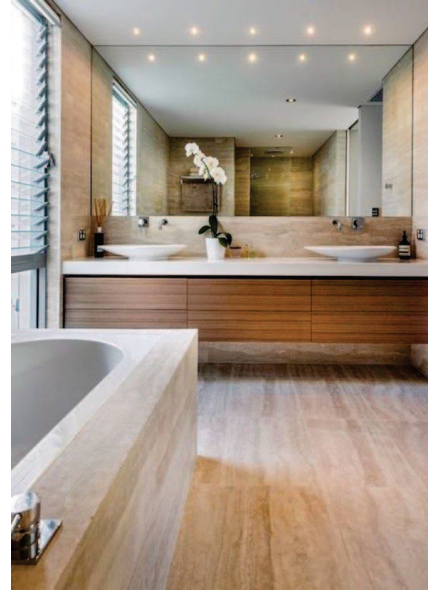
Date

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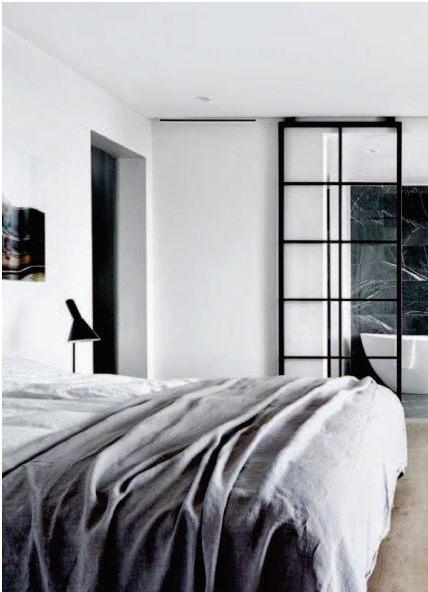
Dining Room

Image5: Walls
5/09/2017 2:54 PM



Bathroom

Image6: Floor/ Tiles
5/09/2017 3:07 PM



Bedroom

Image7: Walls
5/09/2017 3:24 PM



Bedroom

Image8: Walls
5/09/2017 3:24 PM

Landlord/Agent Signature

Date

21/11/17

Tenant's Signature(s)

Date

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