

# Residential Tenancies Regulation 2019

## Schedule 2: Condition report



### 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 a "Y" (YES) or "N" (NO) in the appropriate column and by making 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", "Communication 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 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.

- 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 fair wear and tear.
- d) A condition report must be filled out whether or not a rental bond is paid.
- e) 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.
- f) Call **NSW Fair Trading** on **13 32 20** or visit **[fairtrading.nsw.gov.au](http://fairtrading.nsw.gov.au)** for more information about the rights and responsibilities of landlords and tenants or before completing the condition report.

### Where to go for help when you are renting

1. NSW Fair Trading looks after your bond money, manages the renting laws that cover tenancy agreements, and can provide help with renting problems through the free tenancy complaint service.  
Contact NSW Fair Trading at **[fairtrading.nsw.gov.au](http://fairtrading.nsw.gov.au)** or call **13 32 20**.  
Language assistance on **13 14 50** (ask for an interpreter in your language)
2. Your real estate agent or landlord (record contact number here):
3. Tenants' Advice and Advocacy Service at **[www.tenants.org.au](http://www.tenants.org.au)**

# Schedule 2: Condition report

## EXAMPLE CONDITION REPORT

|               |                                        | 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                  | Landlord/Agent and Tenant Comments  | Tenant agrees                       |                                     |                          |
|               |                                        | Y                                         | N                                   |  | Y                                   | N                                   |                                     |                                         |                                     |                                     | Y                | N                                   | Y                                   | N                                   | Y                                   |                          |                                     |                                     | N                                   | Y                        |
| ENTRANCE/HALL | front door/screen door /security door  | <input checked="" type="checkbox"/>       | <input type="checkbox"/>            |  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|               | walls/picture hooks                    | <input checked="" type="checkbox"/>       | <input type="checkbox"/>            |  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 3 picture hooks                         | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 2 picture hooks  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 5 picture hooks                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|               | doorway frames                         | <input type="checkbox"/>                  | <input type="checkbox"/>            |  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |                                         | <input type="checkbox"/>            | <input type="checkbox"/>            |                  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |                                     | <input type="checkbox"/>            | <input type="checkbox"/>            |                          |
|               | windows/screens/ window safety devices | <input type="checkbox"/>                  | <input type="checkbox"/>            |  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |                                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |                                     | <input type="checkbox"/>            | <input type="checkbox"/>            |                          |
|               | ceiling/light fittings                 | <input type="checkbox"/>                  | <input type="checkbox"/>            |  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |                                         | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | stain on ceiling | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |                                     | <input type="checkbox"/>            | <input type="checkbox"/>            |                          |
|               | blinds/curtains                        | <input type="checkbox"/>                  | <input type="checkbox"/>            |  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |                                         | <input type="checkbox"/>            | <input type="checkbox"/>            |                  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |                                     | <input type="checkbox"/>            | <input type="checkbox"/>            |                          |
|               | lights/power points /door bell         | <input type="checkbox"/>                  | <input checked="" type="checkbox"/> |  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
|               | skirting boards                        | <input type="checkbox"/>                  | <input type="checkbox"/>            |  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |                                         | <input type="checkbox"/>            | <input type="checkbox"/>            |                  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |                                     | <input type="checkbox"/>            | <input type="checkbox"/>            |                          |
|               | floor coverings                        | <input checked="" type="checkbox"/>       | <input type="checkbox"/>            |  | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | carpet stain near window                | <input type="checkbox"/>            | <input type="checkbox"/>            |                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |                          | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
|               | other                                  | <input type="checkbox"/>                  | <input type="checkbox"/>            |  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |                                         | <input type="checkbox"/>            | <input type="checkbox"/>            |                  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |                                     | <input type="checkbox"/>            | <input type="checkbox"/>            |                          |

# Condition report

THE TENANT/S RECEIVED A COPY OF THIS REPORT ON (DATE DD/MM/YY):

/ /

Address of premises: 20a Apsley Ave, Kingsford 2032

|               |                                        | 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                  |                          | Landlord/Agent and Tenant Comments | Tenant agrees            |                          |
| Y             | N                                      | Y                                         | N                        | Y                                   | N                        | Y                                   | N                        |                                         |                          |                          | Y     | N                        | Y                        | N                        | Y                        | N                        |                                    |                          | Y                        |
| ENTRANCE/HALL | front door/screen door /security door  | <input checked="" type="checkbox"/>       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |                                         | <input type="checkbox"/> | <input type="checkbox"/> |       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                                    | <input type="checkbox"/> | <input type="checkbox"/> |
|               | walls/picture hooks                    | <input checked="" type="checkbox"/>       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |                                         | <input type="checkbox"/> | <input type="checkbox"/> |       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                                    | <input type="checkbox"/> | <input type="checkbox"/> |
|               | doorway frames                         | <input checked="" type="checkbox"/>       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |                                         | <input type="checkbox"/> | <input type="checkbox"/> |       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                                    | <input type="checkbox"/> | <input type="checkbox"/> |
|               | windows/screens/ window safety devices | <input checked="" type="checkbox"/>       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |                                         | <input type="checkbox"/> | <input type="checkbox"/> |       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                                    | <input type="checkbox"/> | <input type="checkbox"/> |
|               | ceiling/light fittings                 | <input checked="" type="checkbox"/>       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |                                         | <input type="checkbox"/> | <input type="checkbox"/> |       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                                    | <input type="checkbox"/> | <input type="checkbox"/> |
|               | blinds/curtains                        | <input checked="" type="checkbox"/>       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |                                         | <input type="checkbox"/> | <input type="checkbox"/> |       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                                    | <input type="checkbox"/> | <input type="checkbox"/> |
|               | lights/power points /door bell         | <input checked="" type="checkbox"/>       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |                                         | <input type="checkbox"/> | <input type="checkbox"/> |       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                                    | <input type="checkbox"/> | <input type="checkbox"/> |
|               | skirting boards                        | <input type="checkbox"/>                  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |                                         | <input type="checkbox"/> | <input type="checkbox"/> |       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                                    | <input type="checkbox"/> | <input type="checkbox"/> |
|               | floor coverings                        | <input checked="" type="checkbox"/>       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |                                         | <input type="checkbox"/> | <input type="checkbox"/> |       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                                    | <input type="checkbox"/> | <input type="checkbox"/> |
|               | other                                  | <input type="checkbox"/>                  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |                                         | <input type="checkbox"/> | <input type="checkbox"/> |       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                                    | <input type="checkbox"/> | <input type="checkbox"/> |
| LOUNGE ROOM   | walls/picture hooks                    | <input checked="" type="checkbox"/>       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |                                         | <input type="checkbox"/> | <input type="checkbox"/> |       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                                    | <input type="checkbox"/> | <input type="checkbox"/> |
|               | doors/doorway frames                   | <input checked="" type="checkbox"/>       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |                                         | <input type="checkbox"/> | <input type="checkbox"/> |       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                                    | <input type="checkbox"/> | <input type="checkbox"/> |
|               | windows/screens/ window safety devices | <input checked="" type="checkbox"/>       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |                                         | <input type="checkbox"/> | <input type="checkbox"/> |       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                                    | <input type="checkbox"/> | <input type="checkbox"/> |
|               | ceiling/light fittings                 | <input checked="" type="checkbox"/>       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |                                         | <input type="checkbox"/> | <input type="checkbox"/> |       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                                    | <input type="checkbox"/> | <input type="checkbox"/> |
|               | blinds/curtains                        | <input checked="" type="checkbox"/>       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |                                         | <input type="checkbox"/> | <input type="checkbox"/> |       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                                    | <input type="checkbox"/> | <input type="checkbox"/> |
|               | lights/power points                    | <input checked="" type="checkbox"/>       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |                                         | <input type="checkbox"/> | <input type="checkbox"/> |       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                                    | <input type="checkbox"/> | <input type="checkbox"/> |
|               | skirting boards                        | <input type="checkbox"/>                  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |                                         | <input type="checkbox"/> | <input type="checkbox"/> |       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                                    | <input type="checkbox"/> | <input type="checkbox"/> |
|               | floor coverings                        | <input checked="" type="checkbox"/>       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |                                         | <input type="checkbox"/> | <input type="checkbox"/> |       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                                    | <input type="checkbox"/> | <input type="checkbox"/> |
|               | other                                  | <input type="checkbox"/>                  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |                                         | <input type="checkbox"/> | <input type="checkbox"/> |       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                                    | <input type="checkbox"/> | <input type="checkbox"/> |

Address of premises: 20a Apsley Ave, Kingsford 2032

|             |                                           | 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                  | Landlord/Agent and Tenant Comments | Tenant agrees            |                          |                          |                          |                          |
|             |                                           | Y                                         | N                        |                          | Y                                   | N                        |                                     |                                         |                          |                          | Y     | N                        | Y                        | N                        |                          |                          |                                    |                          | Y                        | N                        |                          |                          |
| DINING ROOM | walls/picture hooks                       | <input checked="" type="checkbox"/>       | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                                         | <input type="checkbox"/> | <input type="checkbox"/> |       |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>           | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/> | <input type="checkbox"/> |
|             | doors/doorway frames                      | <input checked="" type="checkbox"/>       | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                                         | <input type="checkbox"/> | <input type="checkbox"/> |       |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>           | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/> | <input type="checkbox"/> |
|             | windows/screens/<br>window safety devices | <input checked="" type="checkbox"/>       | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                                         | <input type="checkbox"/> | <input type="checkbox"/> |       |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>           | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/> | <input type="checkbox"/> |
|             | ceiling/light fittings                    | <input checked="" type="checkbox"/>       | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                                         | <input type="checkbox"/> | <input type="checkbox"/> |       |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>           | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/> | <input type="checkbox"/> |
|             | blinds/curtains                           | <input checked="" type="checkbox"/>       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                                         | <input type="checkbox"/> | <input type="checkbox"/> |       |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>           | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/> | <input type="checkbox"/> |
|             | lights/power points                       | <input checked="" type="checkbox"/>       | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                                         | <input type="checkbox"/> | <input type="checkbox"/> |       |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>           | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/> | <input type="checkbox"/> |
|             | skirting boards                           | <input type="checkbox"/>                  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            |                                         | <input type="checkbox"/> | <input type="checkbox"/> |       |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>           | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/> | <input type="checkbox"/> |
|             | floor coverings                           | <input checked="" type="checkbox"/>       | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                                         | <input type="checkbox"/> | <input type="checkbox"/> |       |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>           | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/> | <input type="checkbox"/> |
| other       | <input type="checkbox"/>                  | <input type="checkbox"/>                  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |                                     | <input type="checkbox"/>                | <input type="checkbox"/> |                          |       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>           | <input type="checkbox"/> |                          | <input type="checkbox"/> | <input type="checkbox"/> |                          |
| KITCHEN     | walls/picture hooks                       | <input checked="" type="checkbox"/>       | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                                         | <input type="checkbox"/> | <input type="checkbox"/> |       |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>           | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/> | <input type="checkbox"/> |
|             | doors/doorway frames                      | <input checked="" type="checkbox"/>       | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                                         | <input type="checkbox"/> | <input type="checkbox"/> |       |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>           | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/> | <input type="checkbox"/> |
|             | windows/screens/<br>window safety devices | <input checked="" type="checkbox"/>       | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                                         | <input type="checkbox"/> | <input type="checkbox"/> |       |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>           | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/> | <input type="checkbox"/> |
|             | ceiling/light fittings                    | <input checked="" type="checkbox"/>       | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                                         | <input type="checkbox"/> | <input type="checkbox"/> |       |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>           | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/> | <input type="checkbox"/> |
|             | blinds/curtains                           | <input checked="" type="checkbox"/>       | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                                         | <input type="checkbox"/> | <input type="checkbox"/> |       |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>           | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/> | <input type="checkbox"/> |
|             | lights/power points                       | <input checked="" type="checkbox"/>       | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                                         | <input type="checkbox"/> | <input type="checkbox"/> |       |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>           | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/> | <input type="checkbox"/> |
|             | skirting boards                           | <input type="checkbox"/>                  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            |                                         | <input type="checkbox"/> | <input type="checkbox"/> |       |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>           | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/> | <input type="checkbox"/> |
|             | floor coverings                           | <input checked="" type="checkbox"/>       | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                                         | <input type="checkbox"/> | <input type="checkbox"/> |       |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>           | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/> | <input type="checkbox"/> |
|             | cupboards/drawers                         | <input checked="" type="checkbox"/>       | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                                         | <input type="checkbox"/> | <input type="checkbox"/> |       |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>           | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/> | <input type="checkbox"/> |
|             | bench tops/tiling                         | <input checked="" type="checkbox"/>       | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                                         | <input type="checkbox"/> | <input type="checkbox"/> |       |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>           | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/> | <input type="checkbox"/> |
|             | sink/taps/disposal unit                   | <input checked="" type="checkbox"/>       | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                                         | <input type="checkbox"/> | <input type="checkbox"/> |       |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>           | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/> | <input type="checkbox"/> |
|             | stove top/hot plates                      | <input checked="" type="checkbox"/>       | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                                         | <input type="checkbox"/> | <input type="checkbox"/> |       |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>           | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/> | <input type="checkbox"/> |

Address of premises: 20a Apsley Ave, Kingsford 2032

|           |                                        | 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 | Landlord/Agent and Tenant Comments | Tenant agrees            |   |   |                          |                          |   |
|           |                                        | Y                                         | N                        |  | Y                                   | N                        |  |                                         |                          |                          |                 | Y     | N                        |                          | Y         | N                        |                          |         |                                    |                          | Y | N |                          | Y                        | N |
| KITCHEN   | oven/griller                           | <input checked="" type="checkbox"/>       | <input type="checkbox"/> |  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |  |                                         | <input type="checkbox"/> | <input type="checkbox"/> |                 |       | <input type="checkbox"/> | <input type="checkbox"/> |           | <input type="checkbox"/> | <input type="checkbox"/> |         | <input type="checkbox"/>           | <input type="checkbox"/> |   |   | <input type="checkbox"/> | <input type="checkbox"/> |   |
|           | exhaust fan /range hood                | <input type="checkbox"/>                  | <input type="checkbox"/> |  | <input type="checkbox"/>            | <input type="checkbox"/> |  |                                         | <input type="checkbox"/> | <input type="checkbox"/> |                 |       | <input type="checkbox"/> | <input type="checkbox"/> |           | <input type="checkbox"/> | <input type="checkbox"/> |         | <input type="checkbox"/>           | <input type="checkbox"/> |   |   | <input type="checkbox"/> | <input type="checkbox"/> |   |
|           | dishwasher                             | <input type="checkbox"/>                  | <input type="checkbox"/> |  | <input type="checkbox"/>            | <input type="checkbox"/> |  |                                         | <input type="checkbox"/> | <input type="checkbox"/> |                 |       | <input type="checkbox"/> | <input type="checkbox"/> |           | <input type="checkbox"/> | <input type="checkbox"/> |         | <input type="checkbox"/>           | <input type="checkbox"/> |   |   | <input type="checkbox"/> | <input type="checkbox"/> |   |
|           | other                                  | <input type="checkbox"/>                  | <input type="checkbox"/> |  | <input type="checkbox"/>            | <input type="checkbox"/> |  |                                         | <input type="checkbox"/> | <input type="checkbox"/> |                 |       | <input type="checkbox"/> | <input type="checkbox"/> |           | <input type="checkbox"/> | <input type="checkbox"/> |         | <input type="checkbox"/>           | <input type="checkbox"/> |   |   | <input type="checkbox"/> | <input type="checkbox"/> |   |
| BEDROOM 1 | walls/picture hooks                    | <input type="checkbox"/>                  | <input type="checkbox"/> |  | <input type="checkbox"/>            | <input type="checkbox"/> |  |                                         | <input type="checkbox"/> | <input type="checkbox"/> |                 |       | <input type="checkbox"/> | <input type="checkbox"/> |           | <input type="checkbox"/> | <input type="checkbox"/> |         | <input type="checkbox"/>           | <input type="checkbox"/> |   |   | <input type="checkbox"/> | <input type="checkbox"/> |   |
|           | built-in wardrobe /shelves             | <input type="checkbox"/>                  | <input type="checkbox"/> |  | <input type="checkbox"/>            | <input type="checkbox"/> |  |                                         | <input type="checkbox"/> | <input type="checkbox"/> |                 |       | <input type="checkbox"/> | <input type="checkbox"/> |           | <input type="checkbox"/> | <input type="checkbox"/> |         | <input type="checkbox"/>           | <input type="checkbox"/> |   |   | <input type="checkbox"/> | <input type="checkbox"/> |   |
|           | doors/doorway frames                   | <input type="checkbox"/>                  | <input type="checkbox"/> |  | <input type="checkbox"/>            | <input type="checkbox"/> |  |                                         | <input type="checkbox"/> | <input type="checkbox"/> |                 |       | <input type="checkbox"/> | <input type="checkbox"/> |           | <input type="checkbox"/> | <input type="checkbox"/> |         | <input type="checkbox"/>           | <input type="checkbox"/> |   |   | <input type="checkbox"/> | <input type="checkbox"/> |   |
|           | windows/screens/ window safety devices | <input type="checkbox"/>                  | <input type="checkbox"/> |  | <input type="checkbox"/>            | <input type="checkbox"/> |  |                                         | <input type="checkbox"/> | <input type="checkbox"/> |                 |       | <input type="checkbox"/> | <input type="checkbox"/> |           | <input type="checkbox"/> | <input type="checkbox"/> |         | <input type="checkbox"/>           | <input type="checkbox"/> |   |   | <input type="checkbox"/> | <input type="checkbox"/> |   |
|           | ceiling/light fittings                 | <input type="checkbox"/>                  | <input type="checkbox"/> |  | <input type="checkbox"/>            | <input type="checkbox"/> |  |                                         | <input type="checkbox"/> | <input type="checkbox"/> |                 |       | <input type="checkbox"/> | <input type="checkbox"/> |           | <input type="checkbox"/> | <input type="checkbox"/> |         | <input type="checkbox"/>           | <input type="checkbox"/> |   |   | <input type="checkbox"/> | <input type="checkbox"/> |   |
|           | blinds/curtains                        | <input type="checkbox"/>                  | <input type="checkbox"/> |  | <input type="checkbox"/>            | <input type="checkbox"/> |  |                                         | <input type="checkbox"/> | <input type="checkbox"/> |                 |       | <input type="checkbox"/> | <input type="checkbox"/> |           | <input type="checkbox"/> | <input type="checkbox"/> |         | <input type="checkbox"/>           | <input type="checkbox"/> |   |   | <input type="checkbox"/> | <input type="checkbox"/> |   |
|           | lights/power points                    | <input type="checkbox"/>                  | <input type="checkbox"/> |  | <input type="checkbox"/>            | <input type="checkbox"/> |  |                                         | <input type="checkbox"/> | <input type="checkbox"/> |                 |       | <input type="checkbox"/> | <input type="checkbox"/> |           | <input type="checkbox"/> | <input type="checkbox"/> |         | <input type="checkbox"/>           | <input type="checkbox"/> |   |   | <input type="checkbox"/> | <input type="checkbox"/> |   |
|           | skirting boards                        | <input type="checkbox"/>                  | <input type="checkbox"/> |  | <input type="checkbox"/>            | <input type="checkbox"/> |  |                                         | <input type="checkbox"/> | <input type="checkbox"/> |                 |       | <input type="checkbox"/> | <input type="checkbox"/> |           | <input type="checkbox"/> | <input type="checkbox"/> |         | <input type="checkbox"/>           | <input type="checkbox"/> |   |   | <input type="checkbox"/> | <input type="checkbox"/> |   |
|           | floor coverings                        | <input type="checkbox"/>                  | <input type="checkbox"/> |  | <input type="checkbox"/>            | <input type="checkbox"/> |  |                                         | <input type="checkbox"/> | <input type="checkbox"/> |                 |       | <input type="checkbox"/> | <input type="checkbox"/> |           | <input type="checkbox"/> | <input type="checkbox"/> |         | <input type="checkbox"/>           | <input type="checkbox"/> |   |   | <input type="checkbox"/> | <input type="checkbox"/> |   |
|           | other                                  | <input type="checkbox"/>                  | <input type="checkbox"/> |  | <input type="checkbox"/>            | <input type="checkbox"/> |  |                                         | <input type="checkbox"/> | <input type="checkbox"/> |                 |       | <input type="checkbox"/> | <input type="checkbox"/> |           | <input type="checkbox"/> | <input type="checkbox"/> |         | <input type="checkbox"/>           | <input type="checkbox"/> |   |   | <input type="checkbox"/> | <input type="checkbox"/> |   |
| ENSUITE   | walls/tiles                            | <input type="checkbox"/>                  | <input type="checkbox"/> |  | <input type="checkbox"/>            | <input type="checkbox"/> |  |                                         | <input type="checkbox"/> | <input type="checkbox"/> |                 |       | <input type="checkbox"/> | <input type="checkbox"/> |           | <input type="checkbox"/> | <input type="checkbox"/> |         | <input type="checkbox"/>           | <input type="checkbox"/> |   |   | <input type="checkbox"/> | <input type="checkbox"/> |   |
|           | floor tiles /floor coverings           | <input type="checkbox"/>                  | <input type="checkbox"/> |  | <input type="checkbox"/>            | <input type="checkbox"/> |  |                                         | <input type="checkbox"/> | <input type="checkbox"/> |                 |       | <input type="checkbox"/> | <input type="checkbox"/> |           | <input type="checkbox"/> | <input type="checkbox"/> |         | <input type="checkbox"/>           | <input type="checkbox"/> |   |   | <input type="checkbox"/> | <input type="checkbox"/> |   |
|           | doors/doorway frame                    | <input type="checkbox"/>                  | <input type="checkbox"/> |  | <input type="checkbox"/>            | <input type="checkbox"/> |  |                                         | <input type="checkbox"/> | <input type="checkbox"/> |                 |       | <input type="checkbox"/> | <input type="checkbox"/> |           | <input type="checkbox"/> | <input type="checkbox"/> |         | <input type="checkbox"/>           | <input type="checkbox"/> |   |   | <input type="checkbox"/> | <input type="checkbox"/> |   |
|           | windows/screens/ window safety devices | <input type="checkbox"/>                  | <input type="checkbox"/> |  | <input type="checkbox"/>            | <input type="checkbox"/> |  |                                         | <input type="checkbox"/> | <input type="checkbox"/> |                 |       | <input type="checkbox"/> | <input type="checkbox"/> |           | <input type="checkbox"/> | <input type="checkbox"/> |         | <input type="checkbox"/>           | <input type="checkbox"/> |   |   | <input type="checkbox"/> | <input type="checkbox"/> |   |
|           | ceiling/light fittings                 | <input type="checkbox"/>                  | <input type="checkbox"/> |  | <input type="checkbox"/>            | <input type="checkbox"/> |  |                                         | <input type="checkbox"/> | <input type="checkbox"/> |                 |       | <input type="checkbox"/> | <input type="checkbox"/> |           | <input type="checkbox"/> | <input type="checkbox"/> |         | <input type="checkbox"/>           | <input type="checkbox"/> |   |   | <input type="checkbox"/> | <input type="checkbox"/> |   |
|           | blinds/curtains                        | <input type="checkbox"/>                  | <input type="checkbox"/> |  | <input type="checkbox"/>            | <input type="checkbox"/> |  |                                         | <input type="checkbox"/> | <input type="checkbox"/> |                 |       | <input type="checkbox"/> | <input type="checkbox"/> |           | <input type="checkbox"/> | <input type="checkbox"/> |         | <input type="checkbox"/>           | <input type="checkbox"/> |   |   | <input type="checkbox"/> | <input type="checkbox"/> |   |
|           | lights/power points                    | <input type="checkbox"/>                  | <input type="checkbox"/> |  | <input type="checkbox"/>            | <input type="checkbox"/> |  |                                         | <input type="checkbox"/> | <input type="checkbox"/> |                 |       | <input type="checkbox"/> | <input type="checkbox"/> |           | <input type="checkbox"/> | <input type="checkbox"/> |         | <input type="checkbox"/>           | <input type="checkbox"/> |   |   | <input type="checkbox"/> | <input type="checkbox"/> |   |

Address of premises: 20a Apsley Ave, Kingsford 2032

|           |                                        | 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                  | Landlord/Agent and Tenant Comments | Tenant agrees            |                          |
|           |                                        | Y                                         | N                        |                                     | Y                        | N                        |                          |                                         |                          |                          | Y     | N                        | Y                        | N                        |                          |                          |                                    |                          | Y                        |
| ENSUITE   | bath/taps                              | <input type="checkbox"/>                  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                                         | <input type="checkbox"/> | <input type="checkbox"/> |       |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                                    | <input type="checkbox"/> | <input type="checkbox"/> |
|           | shower/screen/taps                     | <input type="checkbox"/>                  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                                         | <input type="checkbox"/> | <input type="checkbox"/> |       |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                                    | <input type="checkbox"/> | <input type="checkbox"/> |
|           | wash basin/taps                        | <input type="checkbox"/>                  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                                         | <input type="checkbox"/> | <input type="checkbox"/> |       |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                                    | <input type="checkbox"/> | <input type="checkbox"/> |
|           | mirror/cabinet/vanity                  | <input type="checkbox"/>                  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                                         | <input type="checkbox"/> | <input type="checkbox"/> |       |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                                    | <input type="checkbox"/> | <input type="checkbox"/> |
|           | towel rails                            | <input type="checkbox"/>                  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                                         | <input type="checkbox"/> | <input type="checkbox"/> |       |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                                    | <input type="checkbox"/> | <input type="checkbox"/> |
|           | toilet/cistern/seal                    | <input type="checkbox"/>                  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                                         | <input type="checkbox"/> | <input type="checkbox"/> |       |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                                    | <input type="checkbox"/> | <input type="checkbox"/> |
|           | toilet roll holder                     | <input type="checkbox"/>                  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                                         | <input type="checkbox"/> | <input type="checkbox"/> |       |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                                    | <input type="checkbox"/> | <input type="checkbox"/> |
|           | heating/exhaust fan/vent               | <input type="checkbox"/>                  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                                         | <input type="checkbox"/> | <input type="checkbox"/> |       |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                                    | <input type="checkbox"/> | <input type="checkbox"/> |
|           | other                                  | <input type="checkbox"/>                  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                                         | <input type="checkbox"/> | <input type="checkbox"/> |       |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                                    | <input type="checkbox"/> | <input type="checkbox"/> |
| BEDROOM 2 | walls/picture hooks                    | <input checked="" type="checkbox"/>       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/>                | <input type="checkbox"/> |                          |       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/>           | <input type="checkbox"/> |                          |
|           | built-in wardrobe /shelves             | <input checked="" type="checkbox"/>       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/>                | <input type="checkbox"/> |                          |       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/>           | <input type="checkbox"/> |                          |
|           | doors/doorway frames                   | <input checked="" type="checkbox"/>       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/>                | <input type="checkbox"/> |                          |       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/>           | <input type="checkbox"/> |                          |
|           | windows/screens/ window safety devices | <input checked="" type="checkbox"/>       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/>                | <input type="checkbox"/> |                          |       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/>           | <input type="checkbox"/> |                          |
|           | ceiling/light fittings                 | <input checked="" type="checkbox"/>       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/>                | <input type="checkbox"/> |                          |       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/>           | <input type="checkbox"/> |                          |
|           | blinds/curtains                        | <input checked="" type="checkbox"/>       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/>                | <input type="checkbox"/> |                          |       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/>           | <input type="checkbox"/> |                          |
|           | lights/power points                    | <input checked="" type="checkbox"/>       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/>                | <input type="checkbox"/> |                          |       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/>           | <input type="checkbox"/> |                          |
|           | skirting boards                        | <input type="checkbox"/>                  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/>                | <input type="checkbox"/> |                          |       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/>           | <input type="checkbox"/> |                          |
|           | floor coverings                        | <input checked="" type="checkbox"/>       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/>                | <input type="checkbox"/> |                          |       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/>           | <input type="checkbox"/> |                          |
|           | other                                  | <input type="checkbox"/>                  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/>                | <input type="checkbox"/> |                          |       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/>           | <input type="checkbox"/> |                          |
| BED 3     | walls/picture hooks                    | <input type="checkbox"/>                  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/>                | <input type="checkbox"/> |                          |       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/>           | <input type="checkbox"/> |                          |
|           | built-in wardrobe /shelves             | <input type="checkbox"/>                  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/>                | <input type="checkbox"/> |                          |       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/>           | <input type="checkbox"/> |                          |

Address of premises: 20a Apsley Ave, Kingsford 2032

|                    |                                           | 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                  | Landlord/Agent and Tenant Comments | Tenant agrees            |   |
|                    |                                           | Y                                         | N                                   |                                     |                          |                          |                          | Y                                       | N                        |                          | Y                        | N                        | Y                        |                          |                          |                                    | N                        | Y |
| BEDROOM 3          | doors/doorway frames                      | <input type="checkbox"/>                  | <input type="checkbox"/>            | <input type="checkbox"/>            |                          |                          | <input type="checkbox"/> | <input type="checkbox"/>                |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/>           | <input type="checkbox"/> |   |
|                    | windows/screens/<br>window safety devices | <input type="checkbox"/>                  | <input type="checkbox"/>            | <input type="checkbox"/>            |                          |                          | <input type="checkbox"/> | <input type="checkbox"/>                |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/>           | <input type="checkbox"/> |   |
|                    | ceiling/light fittings                    | <input type="checkbox"/>                  | <input type="checkbox"/>            | <input type="checkbox"/>            |                          |                          | <input type="checkbox"/> | <input type="checkbox"/>                |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/>           | <input type="checkbox"/> |   |
|                    | blinds/curtains                           | <input type="checkbox"/>                  | <input type="checkbox"/>            | <input type="checkbox"/>            |                          |                          | <input type="checkbox"/> | <input type="checkbox"/>                |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/>           | <input type="checkbox"/> |   |
|                    | lights/power points                       | <input type="checkbox"/>                  | <input type="checkbox"/>            | <input type="checkbox"/>            |                          |                          | <input type="checkbox"/> | <input type="checkbox"/>                |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/>           | <input type="checkbox"/> |   |
|                    | skirting boards                           | <input type="checkbox"/>                  | <input type="checkbox"/>            | <input type="checkbox"/>            |                          |                          | <input type="checkbox"/> | <input type="checkbox"/>                |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/>           | <input type="checkbox"/> |   |
|                    | floor coverings                           | <input type="checkbox"/>                  | <input type="checkbox"/>            | <input type="checkbox"/>            |                          |                          | <input type="checkbox"/> | <input type="checkbox"/>                |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/>           | <input type="checkbox"/> |   |
|                    | other                                     | <input type="checkbox"/>                  | <input type="checkbox"/>            | <input type="checkbox"/>            |                          |                          | <input type="checkbox"/> | <input type="checkbox"/>                |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/>           | <input type="checkbox"/> |   |
| BATHROOM           | walls/tiles                               | <input checked="" type="checkbox"/>       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>                |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/>           | <input type="checkbox"/> |   |
|                    | floor tiles<br>/floor coverings           | <input checked="" type="checkbox"/>       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>                |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/>           | <input type="checkbox"/> |   |
|                    | doors/doorway frames                      | <input checked="" type="checkbox"/>       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>                |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/>           | <input type="checkbox"/> |   |
|                    | windows/screens/<br>window safety devices | <input checked="" type="checkbox"/>       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>                |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/>           | <input type="checkbox"/> |   |
|                    | ceiling/light fittings                    | <input checked="" type="checkbox"/>       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>                |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/>           | <input type="checkbox"/> |   |
|                    | blinds/curtains                           | <input type="checkbox"/>                  | <input type="checkbox"/>            | <input type="checkbox"/>            |                          |                          | <input type="checkbox"/> | <input type="checkbox"/>                |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/>           | <input type="checkbox"/> |   |
|                    | lights/power points                       | <input checked="" type="checkbox"/>       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>                |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/>           | <input type="checkbox"/> |   |
|                    | bath/taps                                 | <input checked="" type="checkbox"/>       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>                |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/>           | <input type="checkbox"/> |   |
|                    | shower/screen/taps                        | <input checked="" type="checkbox"/>       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>                |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/>           | <input type="checkbox"/> |   |
|                    | wash basin/taps                           | <input checked="" type="checkbox"/>       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>                |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/>           | <input type="checkbox"/> |   |
|                    | mirror/cabinet/vanity                     | <input checked="" type="checkbox"/>       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>                |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/>           | <input type="checkbox"/> |   |
|                    | towel rails                               | <input checked="" type="checkbox"/>       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>                |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/>           | <input type="checkbox"/> |   |
|                    | toilet/cistern/seat                       | <input checked="" type="checkbox"/>       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>                |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/>           | <input type="checkbox"/> |   |
| toilet roll holder | <input checked="" type="checkbox"/>       | <input type="checkbox"/>                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                                         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/> | <input type="checkbox"/>           |                          |   |

Address of premises: 20a Apsley Ave, Kingsford 2032

|                 |                                        | 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                    | Landlord/Agent and Tenant Comments | Tenant agrees              |                            |
|                 |                                        | Y                                         | N                                     |  | Y                                     | N                                     |                                       |                                         |               |                            | Y                          | N | Y                          | N                          |                            |                            |                                    |                            | Y                          |
|                 | heating/exhaust fan /vent              | <input type="checkbox"/> Y                | <input type="checkbox"/> N            |  | <input type="checkbox"/> Y            | <input type="checkbox"/> N            | <input type="checkbox"/> Y            | <input type="checkbox"/> N              |               | <input type="checkbox"/> Y | <input type="checkbox"/> N |   | <input type="checkbox"/> Y | <input type="checkbox"/> N | <input type="checkbox"/> Y | <input type="checkbox"/> N |                                    | <input type="checkbox"/> Y | <input type="checkbox"/> N |
|                 | other                                  | <input type="checkbox"/> Y                | <input type="checkbox"/> N            |  | <input type="checkbox"/> Y            | <input type="checkbox"/> N            | <input type="checkbox"/> Y            | <input type="checkbox"/> N              |               | <input type="checkbox"/> Y | <input type="checkbox"/> N |   | <input type="checkbox"/> Y | <input type="checkbox"/> N | <input type="checkbox"/> Y | <input type="checkbox"/> N |                                    | <input type="checkbox"/> Y | <input type="checkbox"/> N |
| LAUNDRY         | walls/tiles                            | <input checked="" type="checkbox"/> Y     | <input type="checkbox"/> N            |  | <input checked="" type="checkbox"/> Y | <input type="checkbox"/> N            | <input type="checkbox"/> Y            | <input type="checkbox"/> N              |               | <input type="checkbox"/> Y | <input type="checkbox"/> N |   | <input type="checkbox"/> Y | <input type="checkbox"/> N | <input type="checkbox"/> Y | <input type="checkbox"/> N |                                    | <input type="checkbox"/> Y | <input type="checkbox"/> N |
|                 | floor tiles /floor coverings           | <input checked="" type="checkbox"/> Y     | <input type="checkbox"/> N            |  | <input checked="" type="checkbox"/> Y | <input type="checkbox"/> N            | <input type="checkbox"/> Y            | <input type="checkbox"/> N              |               | <input type="checkbox"/> Y | <input type="checkbox"/> N |   | <input type="checkbox"/> Y | <input type="checkbox"/> N | <input type="checkbox"/> Y | <input type="checkbox"/> N |                                    | <input type="checkbox"/> Y | <input type="checkbox"/> N |
|                 | doors/doorway frames                   | <input checked="" type="checkbox"/> Y     | <input type="checkbox"/> N            |  | <input checked="" type="checkbox"/> Y | <input type="checkbox"/> N            | <input checked="" type="checkbox"/> Y | <input type="checkbox"/> N              |               | <input type="checkbox"/> Y | <input type="checkbox"/> N |   | <input type="checkbox"/> Y | <input type="checkbox"/> N | <input type="checkbox"/> Y | <input type="checkbox"/> N |                                    | <input type="checkbox"/> Y | <input type="checkbox"/> N |
|                 | windows/screens/ window safety devices | <input checked="" type="checkbox"/> Y     | <input type="checkbox"/> N            |  | <input checked="" type="checkbox"/> Y | <input type="checkbox"/> N            | <input checked="" type="checkbox"/> Y | <input type="checkbox"/> N              |               | <input type="checkbox"/> Y | <input type="checkbox"/> N |   | <input type="checkbox"/> Y | <input type="checkbox"/> N | <input type="checkbox"/> Y | <input type="checkbox"/> N |                                    | <input type="checkbox"/> Y | <input type="checkbox"/> N |
|                 | ceiling/light fittings                 | <input checked="" type="checkbox"/> Y     | <input type="checkbox"/> N            |  | <input checked="" type="checkbox"/> Y | <input type="checkbox"/> N            | <input checked="" type="checkbox"/> Y | <input type="checkbox"/> N              |               | <input type="checkbox"/> Y | <input type="checkbox"/> N |   | <input type="checkbox"/> Y | <input type="checkbox"/> N | <input type="checkbox"/> Y | <input type="checkbox"/> N |                                    | <input type="checkbox"/> Y | <input type="checkbox"/> N |
|                 | blinds/curtains                        | <input checked="" type="checkbox"/> Y     | <input type="checkbox"/> N            |  | <input checked="" type="checkbox"/> Y | <input type="checkbox"/> N            | <input checked="" type="checkbox"/> Y | <input type="checkbox"/> N              |               | <input type="checkbox"/> Y | <input type="checkbox"/> N |   | <input type="checkbox"/> Y | <input type="checkbox"/> N | <input type="checkbox"/> Y | <input type="checkbox"/> N |                                    | <input type="checkbox"/> Y | <input type="checkbox"/> N |
|                 | lights/power points                    | <input checked="" type="checkbox"/> Y     | <input type="checkbox"/> N            |  | <input checked="" type="checkbox"/> Y | <input type="checkbox"/> N            | <input checked="" type="checkbox"/> Y | <input type="checkbox"/> N              |               | <input type="checkbox"/> Y | <input type="checkbox"/> N |   | <input type="checkbox"/> Y | <input type="checkbox"/> N | <input type="checkbox"/> Y | <input type="checkbox"/> N |                                    | <input type="checkbox"/> Y | <input type="checkbox"/> N |
|                 | washing machine/taps                   | <input checked="" type="checkbox"/> Y     | <input type="checkbox"/> N            |  | <input checked="" type="checkbox"/> Y | <input type="checkbox"/> N            | <input checked="" type="checkbox"/> Y | <input type="checkbox"/> N              |               | <input type="checkbox"/> Y | <input type="checkbox"/> N |   | <input type="checkbox"/> Y | <input type="checkbox"/> N | <input type="checkbox"/> Y | <input type="checkbox"/> N |                                    | <input type="checkbox"/> Y | <input type="checkbox"/> N |
|                 | exhaust fan/vent                       | <input type="checkbox"/> Y                | <input type="checkbox"/> N            |  | <input type="checkbox"/> Y            | <input type="checkbox"/> N            | <input type="checkbox"/> Y            | <input type="checkbox"/> N              |               | <input type="checkbox"/> Y | <input type="checkbox"/> N |   | <input type="checkbox"/> Y | <input type="checkbox"/> N | <input type="checkbox"/> Y | <input type="checkbox"/> N |                                    | <input type="checkbox"/> Y | <input type="checkbox"/> N |
|                 | washing tub                            | <input checked="" type="checkbox"/> Y     | <input type="checkbox"/> N            |  | <input checked="" type="checkbox"/> Y | <input type="checkbox"/> N            | <input checked="" type="checkbox"/> Y | <input type="checkbox"/> N              |               | <input type="checkbox"/> Y | <input type="checkbox"/> N |   | <input type="checkbox"/> Y | <input type="checkbox"/> N | <input type="checkbox"/> Y | <input type="checkbox"/> N |                                    | <input type="checkbox"/> Y | <input type="checkbox"/> N |
|                 | dryer                                  | <input type="checkbox"/> Y                | <input type="checkbox"/> N            |  | <input type="checkbox"/> Y            | <input checked="" type="checkbox"/> Y | <input type="checkbox"/> Y            | <input checked="" type="checkbox"/> Y   |               | <input type="checkbox"/> Y | <input type="checkbox"/> N |   | <input type="checkbox"/> Y | <input type="checkbox"/> N | <input type="checkbox"/> Y | <input type="checkbox"/> N |                                    | <input type="checkbox"/> Y | <input type="checkbox"/> N |
|                 | other                                  | <input type="checkbox"/> Y                | <input type="checkbox"/> N            |  | <input type="checkbox"/> Y            | <input type="checkbox"/> N            | <input type="checkbox"/> Y            | <input type="checkbox"/> N              |               | <input type="checkbox"/> Y | <input type="checkbox"/> N |   | <input type="checkbox"/> Y | <input type="checkbox"/> N | <input type="checkbox"/> Y | <input type="checkbox"/> N |                                    | <input type="checkbox"/> Y | <input type="checkbox"/> N |
| SECURITY/SAFETY | external door locks                    | <input checked="" type="checkbox"/> Y     | <input type="checkbox"/> N            |  | <input checked="" type="checkbox"/> Y | <input type="checkbox"/> N            | <input checked="" type="checkbox"/> Y | <input type="checkbox"/> N              |               | <input type="checkbox"/> Y | <input type="checkbox"/> N |   | <input type="checkbox"/> Y | <input type="checkbox"/> N | <input type="checkbox"/> Y | <input type="checkbox"/> N |                                    | <input type="checkbox"/> Y | <input type="checkbox"/> N |
|                 | window locks                           | <input checked="" type="checkbox"/> Y     | <input type="checkbox"/> N            |  | <input checked="" type="checkbox"/> Y | <input type="checkbox"/> N            | <input checked="" type="checkbox"/> Y | <input type="checkbox"/> N              |               | <input type="checkbox"/> Y | <input type="checkbox"/> N |   | <input type="checkbox"/> Y | <input type="checkbox"/> N | <input type="checkbox"/> Y | <input type="checkbox"/> N |                                    | <input type="checkbox"/> Y | <input type="checkbox"/> N |
|                 | keys/other security devices            | <input checked="" type="checkbox"/> Y     | <input type="checkbox"/> N            |  | <input checked="" type="checkbox"/> Y | <input type="checkbox"/> N            | <input type="checkbox"/> Y            | <input type="checkbox"/> N              |               | <input type="checkbox"/> Y | <input type="checkbox"/> N |   | <input type="checkbox"/> Y | <input type="checkbox"/> N | <input type="checkbox"/> Y | <input type="checkbox"/> N |                                    | <input type="checkbox"/> Y | <input type="checkbox"/> N |
|                 | security/alarm system                  | <input type="checkbox"/> Y                | <input checked="" type="checkbox"/> Y |  | <input type="checkbox"/> Y            | <input type="checkbox"/> N            | <input type="checkbox"/> Y            | <input checked="" type="checkbox"/> Y   |               | <input type="checkbox"/> Y | <input type="checkbox"/> N |   | <input type="checkbox"/> Y | <input type="checkbox"/> N | <input type="checkbox"/> Y | <input type="checkbox"/> N |                                    | <input type="checkbox"/> Y | <input type="checkbox"/> N |
|                 | smoke alarms                           | <input checked="" type="checkbox"/> Y     | <input type="checkbox"/> N            |  | <input checked="" type="checkbox"/> Y | <input type="checkbox"/> N            | <input checked="" type="checkbox"/> Y | <input type="checkbox"/> N              |               | <input type="checkbox"/> Y | <input type="checkbox"/> N |   | <input type="checkbox"/> Y | <input type="checkbox"/> N | <input type="checkbox"/> Y | <input type="checkbox"/> N |                                    | <input type="checkbox"/> Y | <input type="checkbox"/> N |
|                 | electrical safety switch               | <input checked="" type="checkbox"/> Y     | <input type="checkbox"/> N            |  | <input checked="" type="checkbox"/> Y | <input type="checkbox"/> N            | <input checked="" type="checkbox"/> Y | <input type="checkbox"/> N              |               | <input type="checkbox"/> Y | <input type="checkbox"/> N |   | <input type="checkbox"/> Y | <input type="checkbox"/> N | <input type="checkbox"/> Y | <input type="checkbox"/> N |                                    | <input type="checkbox"/> Y | <input type="checkbox"/> N |
|                 | other                                  | <input type="checkbox"/> Y                | <input type="checkbox"/> N            |  | <input type="checkbox"/> Y            | <input type="checkbox"/> N            | <input type="checkbox"/> Y            | <input type="checkbox"/> N              |               | <input type="checkbox"/> Y | <input type="checkbox"/> N |   | <input type="checkbox"/> Y | <input type="checkbox"/> N | <input type="checkbox"/> Y | <input type="checkbox"/> N |                                    | <input type="checkbox"/> Y | <input type="checkbox"/> N |

Address of premises: 20a Apsley Ave, Kingsford 2032

|         |                                       | 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                  | Landlord/Agent and Tenant Comments | Tenant agrees            |                          |                          |
|         |                                       | Y                                         | N                        |                          | Y                                   | N                        |                                     |                                         |                          |                          | Y                        | N                        | Y                        | N                        |                          |                          |                                    |                          | Y                        | N                        |
| GENERAL | heating/air conditioning              | <input type="checkbox"/>                  | <input type="checkbox"/> |                          | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            |                                         | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>           |                          | <input type="checkbox"/> | <input type="checkbox"/> |
|         | staircase/handrails                   | <input checked="" type="checkbox"/>       | <input type="checkbox"/> |                          | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                                         | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>           |                          | <input type="checkbox"/> | <input type="checkbox"/> |
|         | external television antenna/tv points | <input type="checkbox"/>                  | <input type="checkbox"/> |                          | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                                         | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>           |                          | <input type="checkbox"/> | <input type="checkbox"/> |
|         | balcony/porch/deck                    | <input type="checkbox"/>                  | <input type="checkbox"/> |                          | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            |                                         | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>           |                          | <input type="checkbox"/> | <input type="checkbox"/> |
|         | swimming pool                         | <input type="checkbox"/>                  | <input type="checkbox"/> |                          | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            |                                         | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>           |                          | <input type="checkbox"/> | <input type="checkbox"/> |
|         | swimming pool fence/gate              | <input type="checkbox"/>                  | <input type="checkbox"/> |                          | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            |                                         | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>           |                          | <input type="checkbox"/> | <input type="checkbox"/> |
|         | gates/fences                          | <input checked="" type="checkbox"/>       | <input type="checkbox"/> |                          | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                                         | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>           |                          | <input type="checkbox"/> | <input type="checkbox"/> |
|         | grounds/garden                        | <input checked="" type="checkbox"/>       | <input type="checkbox"/> |                          | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                                         | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>           |                          | <input type="checkbox"/> | <input type="checkbox"/> |
|         | garden hose/fittings                  | <input checked="" type="checkbox"/>       | <input type="checkbox"/> |                          | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                                         | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>           |                          | <input type="checkbox"/> | <input type="checkbox"/> |
|         | watering system                       | <input checked="" type="checkbox"/>       | <input type="checkbox"/> |                          | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                                         | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>           |                          | <input type="checkbox"/> | <input type="checkbox"/> |
|         | lawns/edges                           | <input checked="" type="checkbox"/>       | <input type="checkbox"/> |                          | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            |                                         | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>           |                          | <input type="checkbox"/> | <input type="checkbox"/> |
|         | letter box/street number              | <input checked="" type="checkbox"/>       | <input type="checkbox"/> |                          | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                                         | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>           |                          | <input type="checkbox"/> | <input type="checkbox"/> |
|         | water tanks /septic tanks             | <input type="checkbox"/>                  | <input type="checkbox"/> |                          | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            |                                         | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>           |                          | <input type="checkbox"/> | <input type="checkbox"/> |
|         | garbage bins                          | <input checked="" type="checkbox"/>       | <input type="checkbox"/> |                          | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                                         | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>           |                          | <input type="checkbox"/> | <input type="checkbox"/> |
|         | paving/driveways                      | <input checked="" type="checkbox"/>       | <input type="checkbox"/> |                          | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                                         | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>           |                          | <input type="checkbox"/> | <input type="checkbox"/> |
|         | clothesline                           | <input checked="" type="checkbox"/>       | <input type="checkbox"/> |                          | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                                         | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>           |                          | <input type="checkbox"/> | <input type="checkbox"/> |
|         | garage/carport /storeroom             | <input type="checkbox"/>                  | <input type="checkbox"/> |                          | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            |                                         | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>           |                          | <input type="checkbox"/> | <input type="checkbox"/> |
|         | garden shed                           | <input type="checkbox"/>                  | <input type="checkbox"/> |                          | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            |                                         | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>           |                          | <input type="checkbox"/> | <input type="checkbox"/> |
|         | hot water system                      | <input checked="" type="checkbox"/>       | <input type="checkbox"/> |                          | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                                         | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>           |                          | <input type="checkbox"/> | <input type="checkbox"/> |
|         | gutters/downpipe                      | <input checked="" type="checkbox"/>       | <input type="checkbox"/> |                          | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                                         | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>           |                          | <input type="checkbox"/> | <input type="checkbox"/> |
| other   | <input type="checkbox"/>              | <input type="checkbox"/>                  |                          | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |                                     | <input type="checkbox"/>                | <input type="checkbox"/> |                          | <input type="checkbox"/> | <input type="checkbox"/> |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                                    | <input type="checkbox"/> | <input type="checkbox"/> |                          |

## Residential Tenancies Regulation Schedule 2: Condition report

## MINIMUM STANDARDS

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

1. Are the premises structurally sound? ☒ Yes ☐ No

**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 ☐ No
- b) ventilation? ☒ Yes ☐ No
- 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 ☐ No
- d) plumbing and drainage? ☒ Yes ☐ No

## Utilities

3. Are the premises:

- a) supplied with electricity? ☒ Yes ☐ No
- b) supplied with gas? ☒ Yes ☐ 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 ☐ No

4. Does the premises contain bathroom facilities, including toilet and washing facilities that allow privacy for the user? ☒ Yes ☐ No

5. Does the tenant agree with all of the above? ☐ Yes ☐ No  
If no, specify which items:

## HEALTH ISSUES

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

- a) Are there any signs of mould and dampness? ☐ Yes ☒ No
- b) Are there any pests and vermin? ☐ Yes ☒ No
- c) Has any rubbish been left on the premises? ☐ Yes ☒ No
- d) Are the premises listed on the Loose-Fill Asbestos Insulation Register? ☐ Yes ☒ 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 that Act)? ☒ Yes ☐ No

2. Have all the smoke alarms installed on the residential premises been checked and found to be in working order? ☒ Yes ☐ No

**Date last checked:** 21 / 10 / 2026

3. Have the removable batteries in all the smoke alarms been replaced within the last 12 months, except for removable lithium batteries? ☒ Yes ☐ N/A

**Date batteries were last changed:** 21 / 10 / 2026

4. 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? ☒ Yes ☐ N/A

**Date batteries were last changed:** 21 / 10 / 2026**Note.** Section 64A of the *Residential Tenancies Act 2010* provides that repairs to a smoke alarm (which includes a heat alarm) includes maintenance of a smoke alarm in working order by installing or replacing a battery in the smoke alarm.

## OTHER SAFETY ISSUES

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

1. Are there any visible signs of damaged appliances (if appliances are included as part of the tenancy)? ☐ Yes ☒ No
2. Are there any visible hazards relating to electricity (e.g. a loose or damaged electricity outlet socket, loose wiring or sparking power points)? ☐ Yes ☒ No
3. 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)? ☐ Yes ☒ No

4. Does the tenant agree with all of the above? ☐ Yes ☐ No  
If no, specify which items:

Address of premises: 20a Apsley Ave, Kingsford 2032

## Residential Tenancies Regulation Schedule 2: Condition report

### COMMUNICATION FACILITIES

The landlord must indicate whether the following facilities are available:

- a) a telephone line is connected to the residential premises ☐ Yes ☒ No  
b) an internet line is connected to the residential premises ☒ Yes ☐ No

### 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? ☐ Yes ☒ No  
2. The landlord must indicate the following:  
a) all showerheads have a maximum flow rate of 9 litres per minute ☒ Yes ☐ No  
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 ☒ Yes ☐ No  
☐ N/A  
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 ☐ No  
d. the premises have been checked and any leaking taps or toilets on the residential premises have been fixed ☒ Yes ☐ No

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

/ /

Water meter reading at START of tenancy: / lph Date of reading: / /

Water meter reading at END of tenancy: / lph Date of reading: / /

### FURNITURE [If applicable - see attached list]

### ADDITIONAL COMMENTS / INFORMATION

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: / /  
Painting of premises (external): / /  
Painting of premises (internal): / /  
Flooring laid/replaced/cleaned: / /

### LANDLORD'S PROMISE TO UNDERTAKE WORK: [If applicable]

The landlord agrees to undertake the following cleaning, repairs, additions or other work during the tenancy:

The landlord agrees to complete that work by: / /

Landlord/agent's signature:

FRISCO LIM  
Digitally signed by  
FRISCO LIM  
Date: 2026.09.04 15:48:05  
+10'00'

Date: 21 / 10 / 2026

**Note.** Further items and comments may be added on additional pages signed by the landlord/agent and the tenant and attached to this report.

### PHOTOGRAPHS/VIDEO RECORDINGS OF THE PREMISES [Please attach – if applicable]

Address of premises: 20a Apsley Ave, Kingsford 2032

## Residential Tenancies Regulation Schedule 2: Condition report

### SIGNATURE

#### Condition Report at START of tenancy

Landlord/agent's signature:

FRISCO LIM  
Digitally signed by FRISCO  
LIM  
Date: 2026.09.04 15:49:18  
+10'00'

Date: 21 / 10 / 2026

Tenant's signature:

Date: / /

#### Condition Report at END of tenancy

Landlord/agent's signature:

Date: / /

Tenant's signature:

Date: / /