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 **nsw.gov.au/fair-trading** 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 **nsw.gov.au/fair-trading** 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**

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 N	Y N		Y N
ENTRANCE/HALL	front door/screen door /security door	✓	✓	✓		✓		✓	✓	✓		✓
	walls/picture hooks	✓	✓	✓	3 picture hooks	✓	2 picture hooks	✓	✓	✓	5 picture hooks	✓
	doorway frames											
	windows/screens/ window safety devices					✓						
	ceiling/light fittings					✓	stain on ceiling					
	blinds/curtains											
	lights/power points /door bell	✓	✓	✓		✓		✓	✓	✓		✓
	skirting boards											
	floor coverings	✓	✓	✓	carpet stain near window			✓	✓	✓		✓
	other											

EXAMPLE

Condition report

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

Address of premises:

		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 N	
ENTRANCE/HALL	front door/screen door /security door	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
	walls/picture hooks	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
	doorway frames	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
	windows/screens/ window safety devices	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
	ceiling/light fittings	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
	blinds/curtains	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
	lights/power points /door bell	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
	skirting boards	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
	floor coverings	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
	other	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
LOUNGE ROOM	walls/picture hooks	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
	doors/doorway frames	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
	windows/screens/ window safety devices	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
	ceiling/light fittings	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
	blinds/curtains	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
	lights/power points	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
	skirting boards	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
	floor coverings	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
	other	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	

Address of premises:

		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	N
DINING ROOM	walls/picture hooks	Y	N	Y	N	Y	N		Y N		Y	N	Y	N	Y	N		Y	N
	doors/doorway frames	Y	N	Y	N	Y	N		Y N		Y	N	Y	N	Y	N		Y	N
	windows/screens/ window safety devices	Y	N	Y	N	Y	N		Y N		Y	N	Y	N	Y	N		Y	N
	ceiling/light fittings	Y	N	Y	N	Y	N		Y N		Y	N	Y	N	Y	N		Y	N
	blinds/curtains	Y	N	Y	N	Y	N		Y N		Y	N	Y	N	Y	N		Y	N
	lights/power points	Y	N	Y	N	Y	N		Y N		Y	N	Y	N	Y	N		Y	N
	skirting boards	Y	N	Y	N	Y	N		Y N		Y	N	Y	N	Y	N		Y	N
	floor coverings	Y	N	Y	N	Y	N		Y N		Y	N	Y	N	Y	N		Y	N
	other	Y	N	Y	N	Y	N		Y N		Y	N	Y	N	Y	N		Y	N
KITCHEN	walls/picture hooks	Y	N	Y	N	Y	N		Y N		Y	N	Y	N	Y	N		Y	N
	doors/doorway frames	Y	N	Y	N	Y	N		Y N		Y	N	Y	N	Y	N		Y	N
	windows/screens/ window safety devices	Y	N	Y	N	Y	N		Y N		Y	N	Y	N	Y	N		Y	N
	ceiling/light fittings	Y	N	Y	N	Y	N		Y N		Y	N	Y	N	Y	N		Y	N
	blinds/curtains	Y	N	Y	N	Y	N		Y N		Y	N	Y	N	Y	N		Y	N
	lights/power points	Y	N	Y	N	Y	N		Y N		Y	N	Y	N	Y	N		Y	N
	skirting boards	Y	N	Y	N	Y	N		Y N		Y	N	Y	N	Y	N		Y	N
	floor coverings	Y	N	Y	N	Y	N		Y N		Y	N	Y	N	Y	N		Y	N
	cupboards/drawers	Y	N	Y	N	Y	N		Y N		Y	N	Y	N	Y	N		Y	N
	bench tops/tiling	Y	N	Y	N	Y	N		Y N		Y	N	Y	N	Y	N		Y	N
	sink/taps/disposal unit	Y	N	Y	N	Y	N		Y N		Y	N	Y	N	Y	N		Y	N
	stove top/hot plates	Y	N	Y	N	Y	N		Y N		Y	N	Y	N	Y	N		Y	N

Address of premises:

		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 N	
KITCHEN	oven/griller	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
	exhaust fan /range hood	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
	dishwasher	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
	other	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
BEDROOM 1	walls/picture hooks	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
	built-in wardrobe /shelves	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
	doors/doorway frames	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
	windows/screens/ window safety devices	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
	ceiling/light fittings	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
	blinds/curtains	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
	lights/power points	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
	skirting boards	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
	floor coverings	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
	other	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
ENSUITE	walls/tiles	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
	floor tiles /floor coverings	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
	doors/doorway frame	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
	windows/screens/ window safety devices	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
	ceiling/light fittings	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
	blinds/curtains	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
	lights/power points	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	

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		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 N			
ENSUITE	bath/taps	Y N	Y N	Y N		Y N				Y N	Y N	Y N		Y N			
	shower/screen/taps	Y N	Y N	Y N		Y N				Y N	Y N	Y N		Y N			
	wash basin/taps	Y N	Y N	Y N		Y N				Y N	Y N	Y N		Y N			
	mirror/cabinet/vanity	Y N	Y N	Y N		Y N				Y N	Y N	Y N		Y N			
	towel rails	Y N	Y N	Y N		Y N				Y N	Y N	Y N		Y N			
	toilet/cistern/seat	Y N	Y N	Y N		Y N				Y N	Y N	Y N		Y N			
	toilet roll holder	Y N	Y N	Y N		Y N				Y N	Y N	Y N		Y N			
	heating/exhaust fan/ vent	Y N	Y N	Y N		Y N				Y N	Y N	Y N		Y N			
	other	Y N	Y N	Y N		Y N				Y N	Y N	Y N		Y N			
BEDROOM 2	walls/picture hooks	Y N	Y N	Y N		Y N				Y N	Y N	Y N		Y N			
	built-in wardrobe /shelves	Y N	Y N	Y N		Y N				Y N	Y N	Y N		Y N			
	doors/doorway frames	Y N	Y N	Y N		Y N				Y N	Y N	Y N		Y N			
	windows/screens/ window safety devices	Y N	Y N	Y N		Y N				Y N	Y N	Y N		Y N			
	ceiling/light fittings	Y N	Y N	Y N		Y N				Y N	Y N	Y N		Y N			
	blinds/curtains	Y N	Y N	Y N		Y N				Y N	Y N	Y N		Y N			
	lights/power points	Y N	Y N	Y N		Y N				Y N	Y N	Y N		Y N			
	skirting boards	Y N	Y N	Y N		Y N				Y N	Y N	Y N		Y N			
	floor coverings	Y N	Y N	Y N		Y N				Y N	Y N	Y N		Y N			
	other	Y N	Y N	Y N		Y N				Y N	Y N	Y N		Y N			
BED 3	walls/picture hooks	Y N	Y N	Y N		Y N				Y N	Y N	Y N		Y N			
	built-in wardrobe /shelves	Y N	Y N	Y N		Y N				Y N	Y N	Y N		Y N			

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		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 N	
BEDROOM 3	doors/doorway frames	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
	windows/screens/ window safety devices	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
	ceiling/light fittings	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
	blinds/curtains	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
	lights/power points	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
	skirting boards	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
	floor coverings	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
	other	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
BATHROOM	walls/tiles	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
	floor tiles /floor coverings	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
	doors/doorway frames	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
	windows/screens/ window safety devices	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
	ceiling/light fittings	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
	blinds/curtains	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
	lights/power points	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
	bath/taps	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
	shower/screen/taps	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
	wash basin/taps	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
	mirror/cabinet/vanity	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
	towel rails	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
	toilet/cistern/seat	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
	toilet roll holder	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	

Address of premises:

		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 N	
	heating/exhaust fan /vent	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
	other	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
LAUNDRY	walls/tiles	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
LAUNDRY	floor tiles /floor coverings	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
LAUNDRY	doors/doorway frames	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
LAUNDRY	windows/screens/ window safety devices	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
LAUNDRY	ceiling/light fittings	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
LAUNDRY	blinds/curtains	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
LAUNDRY	lights/power points	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
LAUNDRY	washing machine/taps	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
LAUNDRY	exhaust fan/vent	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
LAUNDRY	washing tub	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
LAUNDRY	dryer	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
LAUNDRY	other	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
SECURITY/SAFETY	external door locks	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
SECURITY/SAFETY	window locks	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
SECURITY/SAFETY	keys	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
SECURITY/SAFETY	security/alarm system	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
SECURITY/SAFETY	smoke alarms	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
SECURITY/SAFETY	electrical safety switch	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	
SECURITY/SAFETY	other	Y N	Y N	Y N		Y N		Y N	Y N	Y N		Y N	

Address of premises:

		Condition of premises at START of tenancy								Condition of premises at END of tenancy							
		Clean		Undamaged		Working		Landlord /Agent Comments	Tenant agrees		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	N
GENERAL	heating/air conditioning	Y	N	Y	N	Y	N		Y	N	Y	N	Y	N	Y	N		Y	N
	staircase/handrails	Y	N	Y	N	Y	N		Y	N	Y	N	Y	N	Y	N		Y	N
	external television antenna/tv points	Y	N	Y	N	Y	N		Y	N	Y	N	Y	N	Y	N		Y	N
	balcony/porch/deck	Y	N	Y	N	Y	N		Y	N	Y	N	Y	N	Y	N		Y	N
	swimming pool	Y	N	Y	N	Y	N		Y	N	Y	N	Y	N	Y	N		Y	N
	swimming pool fence/ gate	Y	N	Y	N	Y	N		Y	N	Y	N	Y	N	Y	N		Y	N
	gates/fences	Y	N	Y	N	Y	N		Y	N	Y	N	Y	N	Y	N		Y	N
	grounds/garden	Y	N	Y	N	Y	N		Y	N	Y	N	Y	N	Y	N		Y	N
	garden hose/fittings	Y	N	Y	N	Y	N		Y	N	Y	N	Y	N	Y	N		Y	N
	watering system	Y	N	Y	N	Y	N		Y	N	Y	N	Y	N	Y	N		Y	N
	lawns/edges	Y	N	Y	N	Y	N		Y	N	Y	N	Y	N	Y	N		Y	N
	letter box/street number	Y	N	Y	N	Y	N		Y	N	Y	N	Y	N	Y	N		Y	N
	water tanks /septic tanks	Y	N	Y	N	Y	N		Y	N	Y	N	Y	N	Y	N		Y	N
	garbage bins	Y	N	Y	N	Y	N		Y	N	Y	N	Y	N	Y	N		Y	N
	paving/driveways	Y	N	Y	N	Y	N		Y	N	Y	N	Y	N	Y	N		Y	N
	clothesline	Y	N	Y	N	Y	N		Y	N	Y	N	Y	N	Y	N		Y	N
	garage/carport /storeroom	Y	N	Y	N	Y	N		Y	N	Y	N	Y	N	Y	N		Y	N
	garden shed	Y	N	Y	N	Y	N		Y	N	Y	N	Y	N	Y	N		Y	N
	hot water system	Y	N	Y	N	Y	N		Y	N	Y	N	Y	N	Y	N		Y	N
	gutters/downpipe	Y	N	Y	N	Y	N		Y	N	Y	N	Y	N	Y	N		Y	N
	other	Y	N	Y	N	Y	N		Y	N	Y	N	Y	N	Y	N		Y	N

Address of premises:

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 reidential premises:

a) Are there are 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: / /
3. Have the removable batteries in all the smoke alarms been replaced within the last 12 months, except for removable lithium batteries? ☐ Yes ☐ No ☐ N/A
   Date batteries were last changed: / /
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 ☐ No ☐ N/A
   Date batteries were last changed: / /

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:

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:

Date: / /

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*]

Residential Tenancies Regulation Schedule 2: Condition report

SIGNATURE

Condition Report at START of tenancy

Landlord/agent's signature:

Date: / /

Tenant's signature:

Date: / /

Condition Report at END of tenancy

Landlord/agent's signature:

Date: / /

Tenant's signature:

Date: / /