Condition Report – Sublet Room

Premises address: \_\_\_9/102 Doncaster Avenue, Kensington, NSW 2033

Room number/description: Single large furnished bedroom with a queen size bed   
Tenant name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
Landlord/agent (subletter): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
Date of inspection: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Part A – Condition of the Sublet Room

| Item | Clean | Undamaged | Working | Comments |
| --- | --- | --- | --- | --- |
| Walls & ceiling | Y/N | Y/N | – |
| Floor covering (carpet/boards) | Y/N | Y/N | – |
| Windows & locks | Y/N | Y/N | Y/N |
| Curtains/blinds | Y/N | Y/N | Y/N |
| Door & lock | Y/N | Y/N | Y/N |
| Light fitting | Y/N | Y/N | Y/N |
| Power points | – | Y/N | Y/N |
| Bed frame & mattress | Y/N | Y/N | – |
| Desk/chair | Y/N | Y/N | – |
| Wardrobe/storage | Y/N | Y/N | – |

Part B – Shared Facilities

| Area / Item | Clean | Undamaged | Working | Comments |
| --- | --- | --- | --- | --- |
| Bathroom (toilet, basin, shower) | Y/N | Y/N | Y/N |
| Kitchen (benchtop, sink, stove/oven, fridge if shared) | Y/N | Y/N | Y/N |
| Laundry (if shared) | Y/N | Y/N | Y/N |
| Living/dining (if applicable) | Y/N | Y/N | – |
| Hallways/stairs | Y/N | Y/N | – |

Part C – Safety & Compliance

| Item | Yes/No | Comments |
| --- | --- | --- |
| Minimum standards met (locks, windows, ventilation, lighting) | Y/N |  |
| No visible mould or health hazards | Y/N |  |
| Other safety issues (loose wiring, trip hazards) | Y/N |  |

Part D – Signatures

* Landlord/Agent (Subletter): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_
* Tenant (on move-in): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_
* Tenant (on move-out): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_