

**C & E Property Co**  
PO BOX 509  
Matraville NSW 2036

T: 0413853535

# Residential Tenancy Entry Condition Report



Report completed on Tuesday 08/07/2025

Prepared by Evelyn Daoud

## 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 "Y" (YES) or "N" (NO) in the appropriate column and by making any appropriate comments on the form. The tenant may also comment on the matters under the headings "Minimum standards", "Health issues", "Smoke alarms", "Other safety issues", "Communications facilities" and "Water usage charging and efficiency devices".
- 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.

## Schedule 2: Condition report

### 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 [www.fairtrading.nsw.gov.au](http://www.fairtrading.nsw.gov.au) for more information about the rights and responsibilities of landlords and tenants or before completing the condition report.

### Tenancy Details

Property Address:

[REDACTED]

Inspecting Agent:

Evelyn Daoud

Inspection Date:

Tuesday 08/07/2025

Tenancy Start Date:

Thursday 10/07/2025

Tenant/s:

[REDACTED]

Tenant Received Date:

09:00 Thursday 10/07/2025

Report Return Date:

11:01 Friday 11/07/2025

Tenant initially reviewed at 09:44 Friday 11/07/2025

Agent section				Tenant section		
Each item has been given a column description of 'clean', 'undamaged', 'working'. Tick each column that applies to the item and make any necessary comments.				If you disagree with the agent's report of an item, make a comment in this section. You should also note anything which seems unsafe or may be an injury risk.		
Lounge Room	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Tenant agrees	Tenant comments <i>Tenant initially reviewed at 09:44 Friday 11/07/2025</i>
Overall				(2 360° photos, 147 photos, page 7)		
Walls	Y	Y	Y	Cream wall paint in fair condition. Southern wall freshly painted.	Y	
Doors/doorway frames	Y	Y	Y	Timber door painted white in good condition. One door closer. One hand lock. One dead lock. Slight chips in paint right of door handle. Timber door frame paint white in excellent condition.	Y	
Windows/screens/window safety devices	Y	Y	Y	Sash window with white metal frame around glass panels and white timber window frame all in good condition. Two glass panels good condition no cracks. One window latch. One flyscreen. Timber rails internally in good freshly painted. Two window safety locks.	Y	
Ceiling/light fittings	Y	Y	Y	As new white paint. One fan with combined light. One remote mounted on wall.	Y	
Blinds	Y	Y	Y	One grey block out roller blind. Pull cord secured to window frame.	Y	
Lights/power points	Y	Y	Y	One single light switch. Two double power point.	Y	
Skirting boards	Y	Y	Y	Timber panels painted white in good condition. Additional timber beading in excellent condition.	Y	
Floor coverings	Y	Y	Y	As new light coloured floating floorboards. 1 very faint scratch 1.5 meters in from kitchen area towards right of room. (1 photo, page 22)	Y	
Other				Table, bedframe and mattress do not form part of the tenancy and must be removed by the tenants when they vacate.	Y	
Kitchen	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Tenant agrees	Tenant comments <i>Tenant initially reviewed at 09:48 Friday 11/07/2025</i>
Overall				(2 360° photos, 130 photos, page 22)		
Walls/picture hooks	Y	Y	Y	Cream wall paint in fair condition northern freshly wall painted. One plastic hook mounted on tiles and one plastic hook mounted on exterior of cupboard under sink. Southern wall freshly painted.	Y	
Doorway frames	Y	Y	Y	Cream paint in fair condition.	Y	
Ceiling/light fittings	Y	Y	Y	As new white paint in good condition. One double fluorescent light with cover.	Y	
Lights/power points	Y	Y	Y	One single light switch. Five double power points.	Y	
Skirting boards	Y	Y	Y	Timber panel painted white in good condition. Additional bearing in excellent condition.	Y	
Floor coverings	Y	Y	Y	As new light coloured floating floor boards in good condition, no scratches or marks.	Y	
Cupboards/drawers	Y	Y	Y	Eight Matt White cupboard doors with brushed chrome handles in good condition. Cupboard door under sink to the right internally peeling along in a top edge. Once small chip along edge of microwave space.	Y	
Bench tops/tiling	Y	Y	Y	White benchtop in fair condition faint yellow marks to the left of the cooktop and some minor chips throughout. One chip along side of benchtop to the left of the washing machine. White square splashback tiles in good condition, no chips. Seal behind sink slightly discoloured in areas.	Y	
Sink/taps	Y	Y	Y	Stainless steel single sink with drying area in good condition. One mixer tap. One rubber matt.	Y	
Stove top/hot plates/Oven/Grill	Y	Y	Y	Simpson EZISet upright electric oven. For electric hot plates in fair condition, slight signs of rusting. Three racks and two trays in oven.	Y	

Exhaust fan/range hood	Y	Y	Y	Bellini white fixed Rangehood with one globe working.	Y	
Other				Fridge in images does not form part of the tenancy and must be removed by the tenants when they vacate.	Y	
<b>Bedroom 1</b>	Cln	Udg	Wkg	<b>Agent comments</b> <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Tenant agrees	<b>Tenant comments</b> <i>Tenant initially reviewed at 09:53 Friday 11/07/2025</i>
Overall				(2 360° photos, 122 photos, page 36)		
Walls	Y	Y	Y	Cream wall painting fair condition. Southern wall freshly painted. Minor scuff marks on the right hand side of main bedroom door. No hooks or nails. Slight marks in paint around skylight area.	Y	
Built-in wardrobe/shelves				Do not form part of the tenancy and need to be removed from the property when the tenants vacate.	Y	
Doors/doorway frames	Y	Y	Y	Timber door painted off white in good condition seven chipmunks on interior side of door. Timber door frame in fair condition two scuff marks along top of door. Gold coloured door handle.	Y	
Windows/screens	Y	Y	Y	Skylight with white metal frame in good condition. One glass panel. No cracks or chips. One fly screen in excellent condition. One latch. One rod to open window. One blind with remote.	Y	
Ceiling/light fittings	Y	Y	Y	As new white paint in excellent condition. Some speckles on the paint in the skylight area. One fluoro light with cover. One oyster fitting with cover.	Y	
Blinds	Y	Y	Y	Retractable grey blind for skylight with remote.	Y	
Lights/power points	Y	Y	Y	Two single light switches. Three double power points.	Y	
Skirting boards	Y	Y	Y	Timber panels painted white in excellent condition. Additional beading in excellent condition.	Y	
Floor coverings	Y	Y	Y	As new light coloured floating floor boards in good condition small section outside of bathroom slightly bowed. Small section near built-in wardrobe section between timber panels slightly expanded.	Y	
Other				Fan has been left at the property and does not form part of the tenancy. Tenants will need to remove when they vacate.	Y	
<b>Bathroom</b>	Cln	Udg	Wkg	<b>Agent comments</b> <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Tenant agrees	<b>Tenant comments</b> <i>Tenant initially reviewed at 09:53 Friday 11/07/2025</i>
Overall				(2 360° photos, 90 photos, page 49)		
Walls/tiles	Y	Y	Y	Floor to ceiling white paneling in good condition. Slight chip to the left of the toilet roll and one long glue mark under toilet roll holder. Glass shelf mounted on wall with two silver coloured hooks. One chrome toothbrush holder mounted on wall. (2 photos, page 59)	Y	
Floor tiles/floor coverings	Y	Y	Y	Linoleum cream and black square tiling towards centre of room. Two silver coloured floor drains. White plastic floor flooring in shower showing slight signs of wear with four round marks. (3 photos, page 59)	Y	
Doors/doorway frames	Y	Y	Y	Timber door freshly painted. Timber door frame in fair condition slight chip marks along the top of the door frame. Brushed chrome handle with latch lock.	Y	Bottom is slightly chipped (1 photo, page 65)
Ceiling/light fittings	Y	Y	Y	White panelling in excellent condition no damages. Two downlights.	Y	
Lights/power points	Y	Y	Y	One single light Switch. One double PowerPoint.	Y	
Shower/screen/taps	Y	Y	Y	Silver coloured metal shower screen frame in good condition. Two glass panels in fair condition no chips or cracks. Two hot and cold taps. One shower Rose with showerhead. One chrome and glass soap holder	Y	
Wash basin/taps	Y	Y	Y	White ceramic pedestal basin wall hung. Silver coloured hot and cold taps with silver coloured spout.	Y	

Mirror	Y	Y	Y	Rectangular mirror mounted on wall showing signs of where along the edges.	Y	
Towel rails	Y	Y	Y	One silver coloured single rail mounted on wall. Two silver coloured hooks mounted on the wall.	Y	
Toilet/cistern/seat	Y	Y	Y	Brand new Dual flush plastic cistern One ceramic toilet bowl in good condition, no cracks. White plastic toilet seat and lid.	Y	
Toilet roll holder	Y	Y	Y	Chrome wall mounted.	Y	
Exhaust fan/Vent	Y	Y	Y	Exhaust fan mounted in ceiling.	Y	
Other	Y	Y	Y		Y	
<b>Laundry</b>	Cln	Udg	Wkg	<b>Agent comments</b> <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Tenant agrees	<b>Tenant comments</b> <i>Tenant initially reviewed at 10:57 Friday 11/07/2025</i>
Overall				(4 photos, page 59)		
Washing machine/taps	Y	Y	Y	Samsung washing machine located in kitchen area.	Y	
<b>Security/Safety</b>	Cln	Udg	Wkg	<b>Agent comments</b> <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Tenant agrees	<b>Tenant comments</b> <i>Tenant initially reviewed at 10:57 Friday 11/07/2025</i>
Smoke alarms	Y	Y	Y	One smoke alarm mounted on ceiling in bedroom. One fire extinguisher. One fire blanket. Signage is placed on side of kitchen cabinets. (6 photos, page 60)	Y	
Electrical safety switches	Y	Y	Y	Located in common area ground floor hallway. (2 photos, page 60)	Y	
<b>General</b>	Cln	Udg	Wkg	<b>Agent comments</b> <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Tenant agrees	<b>Tenant comments</b> <i>Tenant initially reviewed at 10:58 Friday 11/07/2025</i>
Letter box/street number	Y	Y	Y	Located in front of building. (1 photo, page 60)	Y	
Garbage bins	Y	Y	Y	Located in common area at rear of building. (1 photo, page 60)	Y	
Hot water system	Y	Y	Y	Located in common area. (1 photo, page 60)	Y	
NBN	Y	Y	Y	Access cupboard in common area (1 photo, page 60)	Y	

## Agent Inspection Photos (519 photos)

## Lounge Room: (360° photo 1 of 2)



Click/Scan to View



## Section 1 of Lounge Room



## Section 2 of Lounge Room



## Section 3 of Lounge Room



## Section 4 of Lounge Room





**Section 5** of Lounge Room



**Section 6** of Lounge Room



**Lounge Room:** (360° photo 2 of 2)



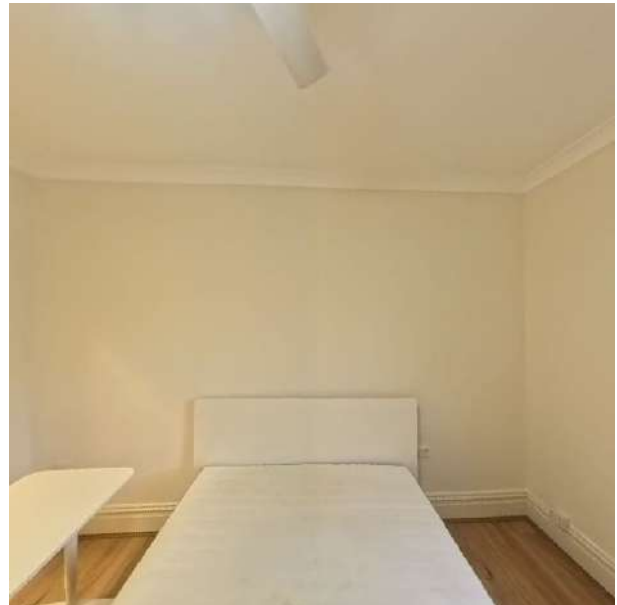
Click/Scan to View



**Section 1** of Lounge Room



**Section 2** of Lounge Room





Section 3 of Lounge Room



Section 4 of Lounge Room



Section 5 of Lounge Room



Section 6 of Lounge Room



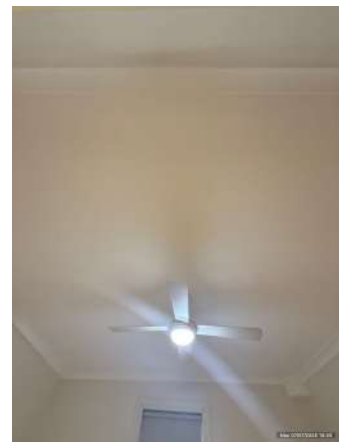
Lounge Room: Overall (photo 1 of 147)



Lounge Room: Overall (photo 2 of 147)



Lounge Room: Overall (photo 3 of 147)



**Lounge Room:** Overall (photo 4 of 147)



**Lounge Room:** Overall (photo 5 of 147)



**Lounge Room:** Overall (photo 6 of 147)



**Lounge Room:** Overall (photo 7 of 147)



**Lounge Room:** Overall (photo 8 of 147)



**Lounge Room:** Overall (photo 9 of 147)



**Lounge Room:** Overall (photo 10 of 147)



**Lounge Room:** Overall (photo 11 of 147)



**Lounge Room:** Overall (photo 12 of 147)



**Lounge Room:** Overall (photo 13 of 147)



**Lounge Room:** Overall (photo 14 of 147)



**Lounge Room:** Overall (photo 15 of 147)



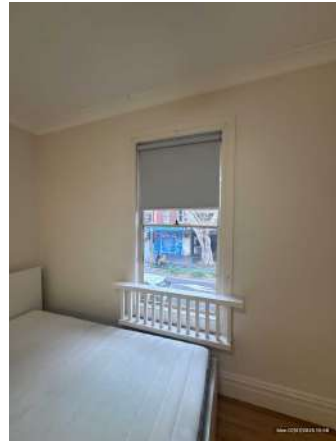
**Lounge Room:** Overall (photo 16 of 147)



**Lounge Room:** Overall (photo 17 of 147)



**Lounge Room:** Overall (photo 18 of 147)



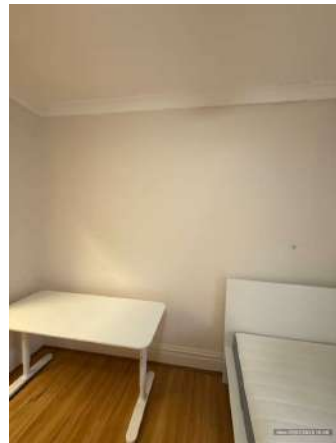
**Lounge Room:** Overall (photo 19 of 147)



**Lounge Room:** Overall (photo 20 of 147)



**Lounge Room:** Overall (photo 21 of 147)



**Lounge Room:** Overall (photo 22 of 147)



**Lounge Room:** Overall (photo 23 of 147)



**Lounge Room:** Overall (photo 24 of 147)



**Lounge Room:** Overall (photo 25 of 147)



**Lounge Room:** Overall (photo 26 of 147)



**Lounge Room:** Overall (photo 27 of 147)



**Lounge Room:** Overall ([photo 28 of 147](#))**Lounge Room:** Overall ([photo 29 of 147](#))**Lounge Room:** Overall ([photo 30 of 147](#))**Lounge Room:** Overall ([photo 31 of 147](#))**Lounge Room:** Overall ([photo 32 of 147](#))**Lounge Room:** Overall ([photo 33 of 147](#))**Lounge Room:** Overall ([photo 34 of 147](#))**Lounge Room:** Overall ([photo 35 of 147](#))**Lounge Room:** Overall ([photo 36 of 147](#))**Lounge Room:** Overall ([photo 37 of 147](#))**Lounge Room:** Overall ([photo 38 of 147](#))**Lounge Room:** Overall ([photo 39 of 147](#))



**Lounge Room:** Overall ([photo 40 of 147](#))



**Lounge Room:** Overall ([photo 41 of 147](#))



**Lounge Room:** Overall ([photo 42 of 147](#))



**Lounge Room:** Overall ([photo 43 of 147](#))



**Lounge Room:** Overall ([photo 44 of 147](#))



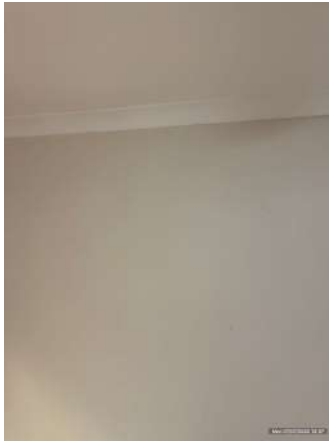
**Lounge Room:** Overall ([photo 45 of 147](#))



**Lounge Room:** Overall ([photo 46 of 147](#))



**Lounge Room:** Overall ([photo 47 of 147](#))



**Lounge Room:** Overall ([photo 48 of 147](#))



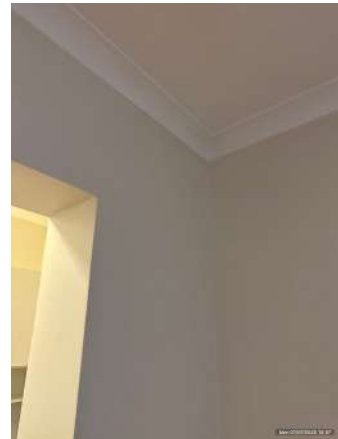
**Lounge Room:** Overall ([photo 49 of 147](#))



**Lounge Room:** Overall ([photo 50 of 147](#))



**Lounge Room:** Overall ([photo 51 of 147](#))



**Lounge Room:** Overall (photo 52 of 147)



**Lounge Room:** Overall (photo 53 of 147)



**Lounge Room:** Overall (photo 54 of 147)



**Lounge Room:** Overall (photo 55 of 147)



**Lounge Room:** Overall (photo 56 of 147)



**Lounge Room:** Overall (photo 57 of 147)



**Lounge Room:** Overall (photo 58 of 147)



**Lounge Room:** Overall (photo 59 of 147)



**Lounge Room:** Overall (photo 60 of 147)



**Lounge Room:** Overall (photo 61 of 147)



**Lounge Room:** Overall (photo 62 of 147)



**Lounge Room:** Overall (photo 63 of 147)



**Lounge Room:** Overall ([photo 64 of 147](#))



**Lounge Room:** Overall ([photo 65 of 147](#))



**Lounge Room:** Overall ([photo 66 of 147](#))



**Lounge Room:** Overall ([photo 67 of 147](#))



**Lounge Room:** Overall ([photo 68 of 147](#))



**Lounge Room:** Overall ([photo 69 of 147](#))



**Lounge Room:** Overall ([photo 70 of 147](#))



**Lounge Room:** Overall ([photo 71 of 147](#))



**Lounge Room:** Overall ([photo 72 of 147](#))



**Lounge Room:** Overall ([photo 73 of 147](#))



**Lounge Room:** Overall ([photo 74 of 147](#))



**Lounge Room:** Overall ([photo 75 of 147](#))





Lounge Room: Overall (photo 76 of 147)



Lounge Room: Overall (photo 77 of 147)



Lounge Room: Overall (photo 78 of 147)



Lounge Room: Overall (photo 79 of 147)



Lounge Room: Overall (photo 80 of 147)



Lounge Room: Overall (photo 81 of 147)



Lounge Room: Overall (photo 82 of 147)



Lounge Room: Overall (photo 83 of 147)



Lounge Room: Overall (photo 84 of 147)



Lounge Room: Overall (photo 85 of 147)



Lounge Room: Overall (photo 86 of 147)



Lounge Room: Overall (photo 87 of 147)



Lounge Room: Overall (photo 88 of 147)



Lounge Room: Overall (photo 89 of 147)



Lounge Room: Overall (photo 90 of 147)



Lounge Room: Overall (photo 91 of 147)



Lounge Room: Overall (photo 92 of 147)



Lounge Room: Overall (photo 93 of 147)



Lounge Room: Overall (photo 94 of 147)



Lounge Room: Overall (photo 95 of 147)



Lounge Room: Overall (photo 96 of 147)



Lounge Room: Overall (photo 97 of 147)



Lounge Room: Overall (photo 98 of 147)



Lounge Room: Overall (photo 99 of 147)





Lounge Room: Overall (photo 100 of 147)



Lounge Room: Overall (photo 101 of 147)



Lounge Room: Overall (photo 102 of 147)



Lounge Room: Overall (photo 103 of 147)



Lounge Room: Overall (photo 104 of 147)



Lounge Room: Overall (photo 105 of 147)



Lounge Room: Overall (photo 106 of 147)



Lounge Room: Overall (photo 107 of 147)



Lounge Room: Overall (photo 108 of 147)



Lounge Room: Overall (photo 109 of 147)



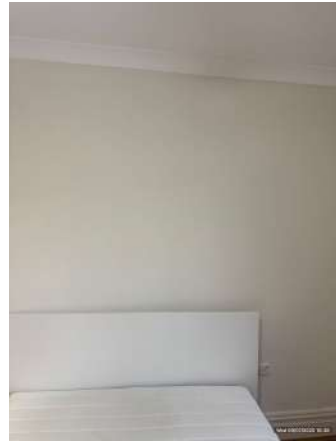
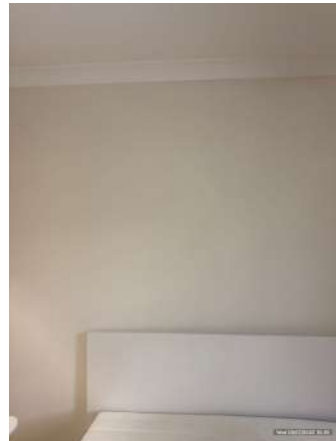
Lounge Room: Overall (photo 110 of 147)



Lounge Room: Overall (photo 111 of 147)

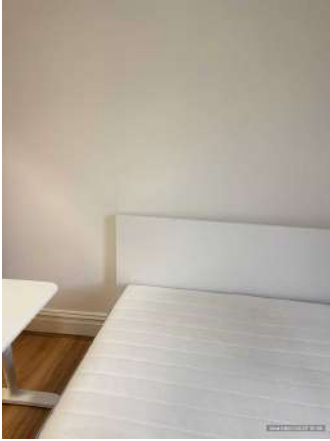


**Lounge Room:** Overall ([photo 112 of 147](#))**Lounge Room:** Overall ([photo 113 of 147](#))**Lounge Room:** Overall ([photo 114 of 147](#))**Lounge Room:** Overall ([photo 115 of 147](#))**Lounge Room:** Overall ([photo 116 of 147](#))**Lounge Room:** Overall ([photo 117 of 147](#))**Lounge Room:** Overall ([photo 118 of 147](#))**Lounge Room:** Overall ([photo 119 of 147](#))**Lounge Room:** Overall ([photo 120 of 147](#))**Lounge Room:** Overall ([photo 121 of 147](#))**Lounge Room:** Overall ([photo 122 of 147](#))**Lounge Room:** Overall ([photo 123 of 147](#))

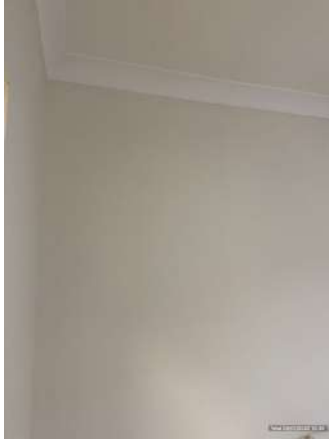
**Lounge Room:** Overall ([photo 124 of 147](#))**Lounge Room:** Overall ([photo 125 of 147](#))**Lounge Room:** Overall ([photo 126 of 147](#))**Lounge Room:** Overall ([photo 127 of 147](#))**Lounge Room:** Overall ([photo 128 of 147](#))**Lounge Room:** Overall ([photo 129 of 147](#))**Lounge Room:** Overall ([photo 130 of 147](#))**Lounge Room:** Overall ([photo 131 of 147](#))**Lounge Room:** Overall ([photo 132 of 147](#))**Lounge Room:** Overall ([photo 133 of 147](#))**Lounge Room:** Overall ([photo 134 of 147](#))**Lounge Room:** Overall ([photo 135 of 147](#))



Lounge Room: Overall (photo 136 of 147)



Lounge Room: Overall (photo 137 of 147)



Lounge Room: Overall (photo 138 of 147)



Lounge Room: Overall (photo 139 of 147)



Lounge Room: Overall (photo 140 of 147)



Lounge Room: Overall (photo 141 of 147)



Lounge Room: Overall (photo 142 of 147)



Lounge Room: Overall (photo 143 of 147)



Lounge Room: Overall (photo 144 of 147)



Lounge Room: Overall (photo 145 of 147)



Lounge Room: Overall (photo 146 of 147)



Lounge Room: Overall (photo 147 of 147)



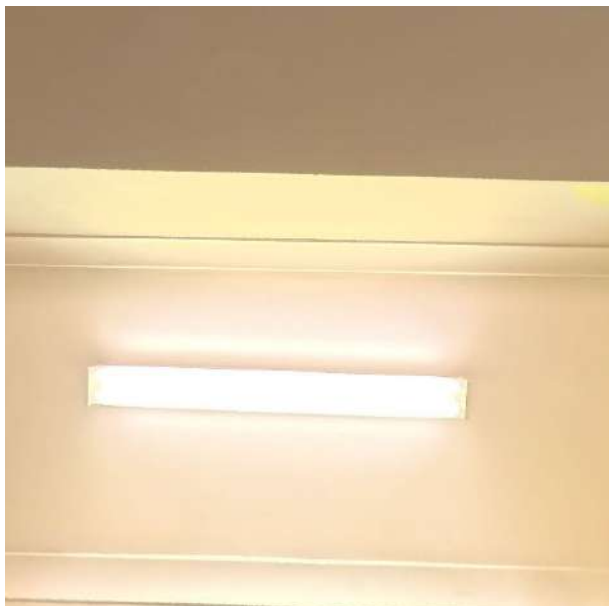
**Lounge Room:** Floor coverings (photo 1 of 1)**Kitchen:** (360° photo 1 of 2)

Click/Scan to View

**Section 1** of Kitchen**Section 2** of Kitchen



Section 3 of Kitchen



Section 4 of Kitchen



Section 5 of Kitchen



Section 6 of Kitchen



Kitchen: (360° photo 2 of 2)



Click/Scan to View



**Section 1** of Kitchen



**Section 2** of Kitchen



**Section 3** of Kitchen



**Section 4** of Kitchen



**Section 5** of Kitchen



**Section 6** of Kitchen



**Kitchen:** Overall (photo 1 of 130)



**Kitchen:** Overall (photo 2 of 130)



**Kitchen:** Overall (photo 3 of 130)



**Kitchen:** Overall (photo 4 of 130)



**Kitchen:** Overall (photo 5 of 130)



**Kitchen:** Overall (photo 6 of 130)



**Kitchen:** Overall (photo 7 of 130)



**Kitchen:** Overall (photo 8 of 130)



**Kitchen:** Overall (photo 9 of 130)



**Kitchen:** Overall (photo 10 of 130)



**Kitchen:** Overall (photo 11 of 130)



**Kitchen:** Overall (photo 12 of 130)





**Kitchen:** Overall (photo 13 of 130)**Kitchen:** Overall (photo 14 of 130)**Kitchen:** Overall (photo 15 of 130)**Kitchen:** Overall (photo 16 of 130)**Kitchen:** Overall (photo 17 of 130)**Kitchen:** Overall (photo 18 of 130)**Kitchen:** Overall (photo 19 of 130)**Kitchen:** Overall (photo 20 of 130)**Kitchen:** Overall (photo 21 of 130)**Kitchen:** Overall (photo 22 of 130)**Kitchen:** Overall (photo 23 of 130)**Kitchen:** Overall (photo 24 of 130)

**Kitchen:** Overall (photo 25 of 130)**Kitchen:** Overall (photo 26 of 130)**Kitchen:** Overall (photo 27 of 130)**Kitchen:** Overall (photo 28 of 130)**Kitchen:** Overall (photo 29 of 130)**Kitchen:** Overall (photo 30 of 130)**Kitchen:** Overall (photo 31 of 130)**Kitchen:** Overall (photo 32 of 130)**Kitchen:** Overall (photo 33 of 130)**Kitchen:** Overall (photo 34 of 130)**Kitchen:** Overall (photo 35 of 130)**Kitchen:** Overall (photo 36 of 130)

**Kitchen:** Overall (photo 37 of 130)



**Kitchen:** Overall (photo 38 of 130)



**Kitchen:** Overall (photo 39 of 130)



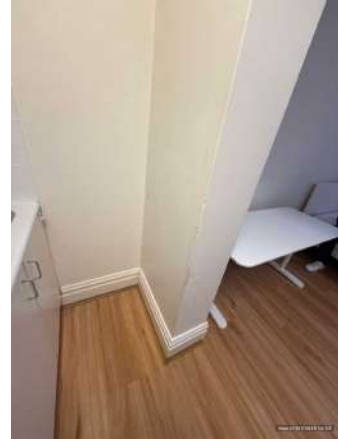
**Kitchen:** Overall (photo 40 of 130)



**Kitchen:** Overall (photo 41 of 130)



**Kitchen:** Overall (photo 42 of 130)



**Kitchen:** Overall (photo 43 of 130)



**Kitchen:** Overall (photo 44 of 130)



**Kitchen:** Overall (photo 45 of 130)



**Kitchen:** Overall (photo 46 of 130)



**Kitchen:** Overall (photo 47 of 130)



**Kitchen:** Overall (photo 48 of 130)





**Kitchen:** Overall (photo 49 of 130)



**Kitchen:** Overall (photo 50 of 130)



**Kitchen:** Overall (photo 51 of 130)



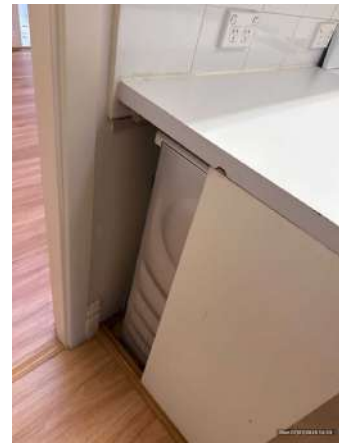
**Kitchen:** Overall (photo 52 of 130)



**Kitchen:** Overall (photo 53 of 130)



**Kitchen:** Overall (photo 54 of 130)



**Kitchen:** Overall (photo 55 of 130)



**Kitchen:** Overall (photo 56 of 130)



**Kitchen:** Overall (photo 57 of 130)



**Kitchen:** Overall (photo 58 of 130)



**Kitchen:** Overall (photo 59 of 130)



**Kitchen:** Overall (photo 60 of 130)





**Kitchen:** Overall ([photo 61 of 130](#))



**Kitchen:** Overall ([photo 62 of 130](#))



**Kitchen:** Overall ([photo 63 of 130](#))



**Kitchen:** Overall ([photo 64 of 130](#))



**Kitchen:** Overall ([photo 65 of 130](#))



**Kitchen:** Overall ([photo 66 of 130](#))



**Kitchen:** Overall ([photo 67 of 130](#))



**Kitchen:** Overall ([photo 68 of 130](#))



**Kitchen:** Overall ([photo 69 of 130](#))



**Kitchen:** Overall ([photo 70 of 130](#))



**Kitchen:** Overall ([photo 71 of 130](#))



**Kitchen:** Overall ([photo 72 of 130](#))



**Kitchen:** Overall ([photo 73 of 130](#))**Kitchen:** Overall ([photo 74 of 130](#))**Kitchen:** Overall ([photo 75 of 130](#))**Kitchen:** Overall ([photo 76 of 130](#))**Kitchen:** Overall ([photo 77 of 130](#))**Kitchen:** Overall ([photo 78 of 130](#))**Kitchen:** Overall ([photo 79 of 130](#))**Kitchen:** Overall ([photo 80 of 130](#))**Kitchen:** Overall ([photo 81 of 130](#))**Kitchen:** Overall ([photo 82 of 130](#))**Kitchen:** Overall ([photo 83 of 130](#))**Kitchen:** Overall ([photo 84 of 130](#))

Kitchen: Overall (photo 85 of 130)



Kitchen: Overall (photo 86 of 130)



Kitchen: Overall (photo 87 of 130)



Kitchen: Overall (photo 88 of 130)



Kitchen: Overall (photo 89 of 130)



Kitchen: Overall (photo 90 of 130)



Kitchen: Overall (photo 91 of 130)



Kitchen: Overall (photo 92 of 130)



Kitchen: Overall (photo 93 of 130)



Kitchen: Overall (photo 94 of 130)



Kitchen: Overall (photo 95 of 130)



Kitchen: Overall (photo 96 of 130)





**Kitchen:** Overall (photo 97 of 130)



**Kitchen:** Overall (photo 98 of 130)



**Kitchen:** Overall (photo 99 of 130)



**Kitchen:** Overall (photo 100 of 130)



**Kitchen:** Overall (photo 101 of 130)



**Kitchen:** Overall (photo 102 of 130)



**Kitchen:** Overall (photo 103 of 130)



**Kitchen:** Overall (photo 104 of 130)



**Kitchen:** Overall (photo 105 of 130)



**Kitchen:** Overall (photo 106 of 130)



**Kitchen:** Overall (photo 107 of 130)



**Kitchen:** Overall (photo 108 of 130)



**Kitchen:** Overall (photo 109 of 130)



**Kitchen:** Overall (photo 110 of 130)



**Kitchen:** Overall (photo 111 of 130)



**Kitchen:** Overall (photo 112 of 130)



**Kitchen:** Overall (photo 113 of 130)



**Kitchen:** Overall (photo 114 of 130)



**Kitchen:** Overall (photo 115 of 130)



**Kitchen:** Overall (photo 116 of 130)



**Kitchen:** Overall (photo 117 of 130)



**Kitchen:** Overall (photo 118 of 130)



**Kitchen:** Overall (photo 119 of 130)



**Kitchen:** Overall (photo 120 of 130)



**Kitchen:** Overall (photo 121 of 130)



**Kitchen:** Overall (photo 122 of 130)



**Kitchen:** Overall (photo 123 of 130)



**Kitchen:** Overall (photo 124 of 130)



**Kitchen:** Overall (photo 125 of 130)



**Kitchen:** Overall (photo 126 of 130)



**Kitchen:** Overall (photo 127 of 130)



**Kitchen:** Overall (photo 128 of 130)



**Kitchen:** Overall (photo 129 of 130)



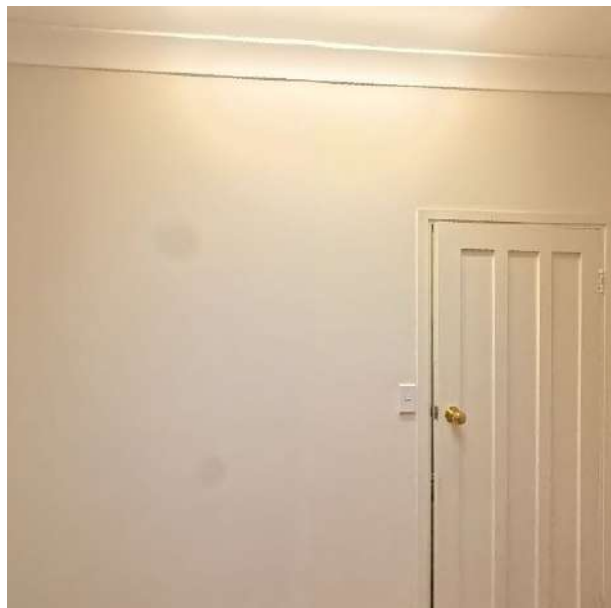
**Kitchen:** Overall (photo 130 of 130)





**Bedroom 1:** (360° photo 1 of 2)

Click/Scan to View

**Section 1** of Bedroom 1**Section 2** of Bedroom 1**Section 3** of Bedroom 1**Section 4** of Bedroom 1



**Section 5** of Bedroom 1



**Section 6** of Bedroom 1



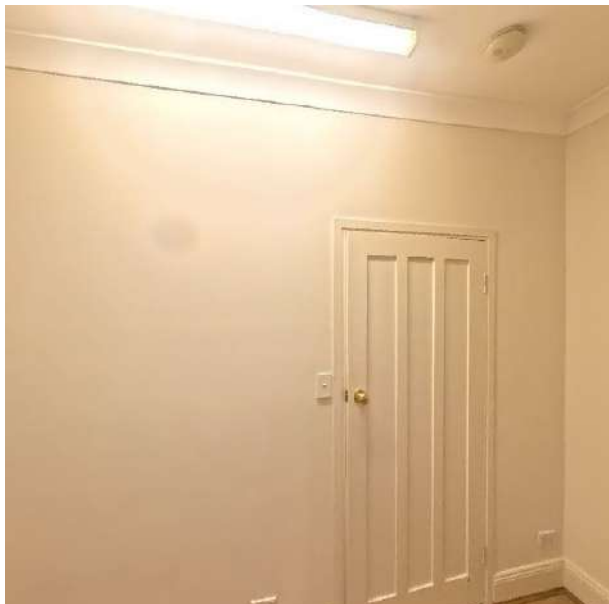
**Bedroom 1:** (360° photo 2 of 2)



Click/Scan to View



**Section 1** of Bedroom 1



**Section 2** of Bedroom 1



Section 3 of Bedroom 1



Section 4 of Bedroom 1



Section 5 of Bedroom 1



Section 6 of Bedroom 1



Bedroom 1: Overall (photo 1 of 122)



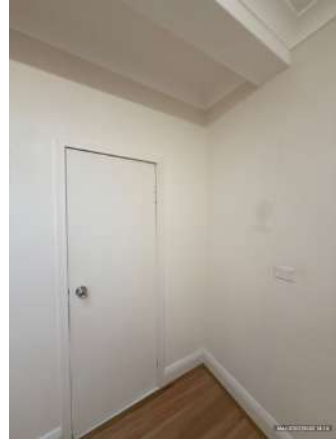
Bedroom 1: Overall (photo 2 of 122)



Bedroom 1: Overall (photo 3 of 122)



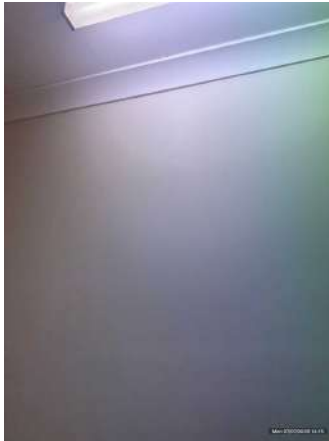
**Bedroom 1:** Overall (photo 4 of 122)**Bedroom 1:** Overall (photo 5 of 122)**Bedroom 1:** Overall (photo 6 of 122)**Bedroom 1:** Overall (photo 7 of 122)**Bedroom 1:** Overall (photo 8 of 122)**Bedroom 1:** Overall (photo 9 of 122)**Bedroom 1:** Overall (photo 10 of 122)**Bedroom 1:** Overall (photo 11 of 122)**Bedroom 1:** Overall (photo 12 of 122)**Bedroom 1:** Overall (photo 13 of 122)**Bedroom 1:** Overall (photo 14 of 122)**Bedroom 1:** Overall (photo 15 of 122)

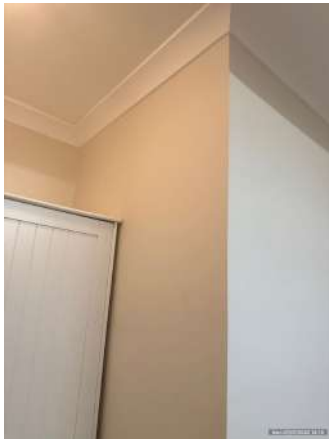
**Bedroom 1:** Overall (photo 16 of 122)**Bedroom 1:** Overall (photo 17 of 122)**Bedroom 1:** Overall (photo 18 of 122)**Bedroom 1:** Overall (photo 19 of 122)**Bedroom 1:** Overall (photo 20 of 122)**Bedroom 1:** Overall (photo 21 of 122)**Bedroom 1:** Overall (photo 22 of 122)**Bedroom 1:** Overall (photo 23 of 122)**Bedroom 1:** Overall (photo 24 of 122)**Bedroom 1:** Overall (photo 25 of 122)**Bedroom 1:** Overall (photo 26 of 122)**Bedroom 1:** Overall (photo 27 of 122)

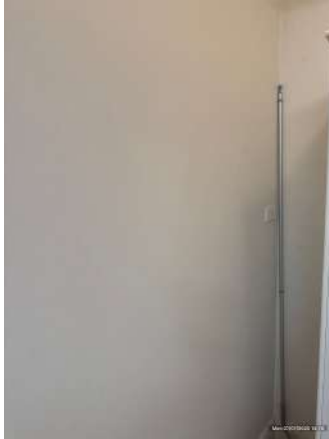


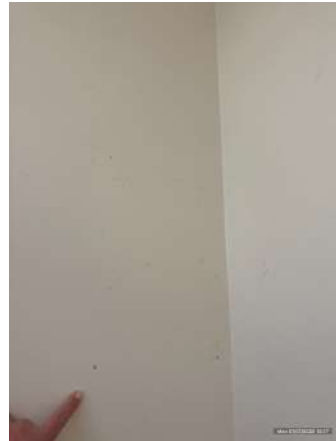
**Bedroom 1:** Overall (photo 28 of 122)**Bedroom 1:** Overall (photo 29 of 122)**Bedroom 1:** Overall (photo 30 of 122)**Bedroom 1:** Overall (photo 31 of 122)**Bedroom 1:** Overall (photo 32 of 122)**Bedroom 1:** Overall (photo 33 of 122)**Bedroom 1:** Overall (photo 34 of 122)**Bedroom 1:** Overall (photo 35 of 122)**Bedroom 1:** Overall (photo 36 of 122)**Bedroom 1:** Overall (photo 37 of 122)**Bedroom 1:** Overall (photo 38 of 122)**Bedroom 1:** Overall (photo 39 of 122)



**Bedroom 1:** Overall ([photo 40 of 122](#))**Bedroom 1:** Overall ([photo 41 of 122](#))**Bedroom 1:** Overall ([photo 42 of 122](#))**Bedroom 1:** Overall ([photo 43 of 122](#))**Bedroom 1:** Overall ([photo 44 of 122](#))**Bedroom 1:** Overall ([photo 45 of 122](#))**Bedroom 1:** Overall ([photo 46 of 122](#))**Bedroom 1:** Overall ([photo 47 of 122](#))**Bedroom 1:** Overall ([photo 48 of 122](#))**Bedroom 1:** Overall ([photo 49 of 122](#))**Bedroom 1:** Overall ([photo 50 of 122](#))**Bedroom 1:** Overall ([photo 51 of 122](#))

**Bedroom 1:** Overall ([photo 52 of 122](#))**Bedroom 1:** Overall ([photo 53 of 122](#))**Bedroom 1:** Overall ([photo 54 of 122](#))**Bedroom 1:** Overall ([photo 55 of 122](#))**Bedroom 1:** Overall ([photo 56 of 122](#))**Bedroom 1:** Overall ([photo 57 of 122](#))**Bedroom 1:** Overall ([photo 58 of 122](#))**Bedroom 1:** Overall ([photo 59 of 122](#))**Bedroom 1:** Overall ([photo 60 of 122](#))**Bedroom 1:** Overall ([photo 61 of 122](#))**Bedroom 1:** Overall ([photo 62 of 122](#))**Bedroom 1:** Overall ([photo 63 of 122](#))

**Bedroom 1:** Overall ([photo 64 of 122](#))**Bedroom 1:** Overall ([photo 65 of 122](#))**Bedroom 1:** Overall ([photo 66 of 122](#))**Bedroom 1:** Overall ([photo 67 of 122](#))**Bedroom 1:** Overall ([photo 68 of 122](#))**Bedroom 1:** Overall ([photo 69 of 122](#))**Bedroom 1:** Overall ([photo 70 of 122](#))**Bedroom 1:** Overall ([photo 71 of 122](#))**Bedroom 1:** Overall ([photo 72 of 122](#))**Bedroom 1:** Overall ([photo 73 of 122](#))**Bedroom 1:** Overall ([photo 74 of 122](#))**Bedroom 1:** Overall ([photo 75 of 122](#))

**Bedroom 1:** Overall ([photo 76 of 122](#))**Bedroom 1:** Overall ([photo 77 of 122](#))**Bedroom 1:** Overall ([photo 78 of 122](#))**Bedroom 1:** Overall ([photo 79 of 122](#))**Bedroom 1:** Overall ([photo 80 of 122](#))**Bedroom 1:** Overall ([photo 81 of 122](#))**Bedroom 1:** Overall ([photo 82 of 122](#))**Bedroom 1:** Overall ([photo 83 of 122](#))**Bedroom 1:** Overall ([photo 84 of 122](#))**Bedroom 1:** Overall ([photo 85 of 122](#))**Bedroom 1:** Overall ([photo 86 of 122](#))**Bedroom 1:** Overall ([photo 87 of 122](#))



Bedroom 1: Overall (photo 88 of 122)



Bedroom 1: Overall (photo 89 of 122)



Bedroom 1: Overall (photo 90 of 122)



Bedroom 1: Overall (photo 91 of 122)



Bedroom 1: Overall (photo 92 of 122)



Bedroom 1: Overall (photo 93 of 122)



Bedroom 1: Overall (photo 94 of 122)



Bedroom 1: Overall (photo 95 of 122)



Bedroom 1: Overall (photo 96 of 122)



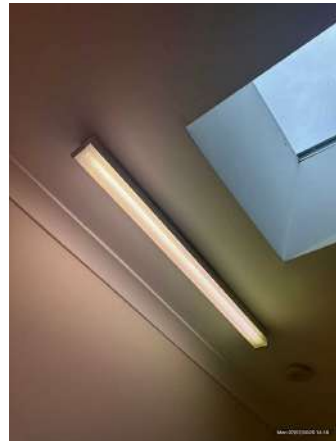
Bedroom 1: Overall (photo 97 of 122)



Bedroom 1: Overall (photo 98 of 122)



Bedroom 1: Overall (photo 99 of 122)



**Bedroom 1:** Overall (photo 100 of 122)



**Bedroom 1:** Overall (photo 101 of 122)



**Bedroom 1:** Overall (photo 102 of 122)



**Bedroom 1:** Overall (photo 103 of 122)



**Bedroom 1:** Overall (photo 104 of 122)



**Bedroom 1:** Overall (photo 105 of 122)



**Bedroom 1:** Overall (photo 106 of 122)



**Bedroom 1:** Overall (photo 107 of 122)



**Bedroom 1:** Overall (photo 108 of 122)



**Bedroom 1:** Overall (photo 109 of 122)



**Bedroom 1:** Overall (photo 110 of 122)



**Bedroom 1:** Overall (photo 111 of 122)



**Bedroom 1:** Overall ([photo 112 of 122](#))**Bedroom 1:** Overall ([photo 113 of 122](#))**Bedroom 1:** Overall ([photo 114 of 122](#))**Bedroom 1:** Overall ([photo 115 of 122](#))**Bedroom 1:** Overall ([photo 116 of 122](#))**Bedroom 1:** Overall ([photo 117 of 122](#))**Bedroom 1:** Overall ([photo 118 of 122](#))**Bedroom 1:** Overall ([photo 119 of 122](#))**Bedroom 1:** Overall ([photo 120 of 122](#))**Bedroom 1:** Overall ([photo 121 of 122](#))**Bedroom 1:** Overall ([photo 122 of 122](#))



**Bathroom:** (360° photo 1 of 2)[Click/Scan to View](#)**Section 1** of Bathroom**Section 2** of Bathroom**Section 3** of Bathroom**Section 4** of Bathroom



Section 5 of Bathroom



Section 6 of Bathroom



Bathroom: (360° photo 2 of 2)

[Click/Scan to View](#)

Section 1 of Bathroom



Section 2 of Bathroom



Section 3 of Bathroom



Section 4 of Bathroom



Section 5 of Bathroom



Section 6 of Bathroom



Bathroom: Overall (photo 1 of 90)



Bathroom: Overall (photo 2 of 90)



Bathroom: Overall (photo 3 of 90)



**Bathroom:** Overall (photo 4 of 90)



**Bathroom:** Overall (photo 5 of 90)



**Bathroom:** Overall (photo 6 of 90)



**Bathroom:** Overall (photo 7 of 90)



**Bathroom:** Overall (photo 8 of 90)



**Bathroom:** Overall (photo 9 of 90)



**Bathroom:** Overall (photo 10 of 90)



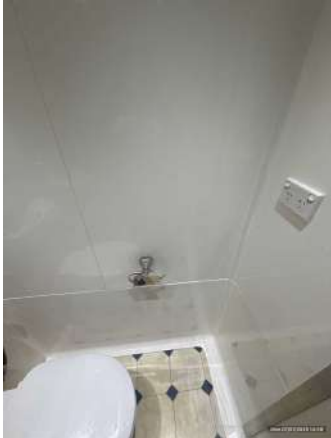
**Bathroom:** Overall (photo 11 of 90)



**Bathroom:** Overall (photo 12 of 90)



**Bathroom:** Overall (photo 13 of 90)



**Bathroom:** Overall (photo 14 of 90)



**Bathroom:** Overall (photo 15 of 90)



**Bathroom:** Overall (photo 16 of 90)



**Bathroom:** Overall (photo 17 of 90)



**Bathroom:** Overall (photo 18 of 90)



**Bathroom:** Overall (photo 19 of 90)



**Bathroom:** Overall (photo 20 of 90)



**Bathroom:** Overall (photo 21 of 90)



**Bathroom:** Overall (photo 22 of 90)



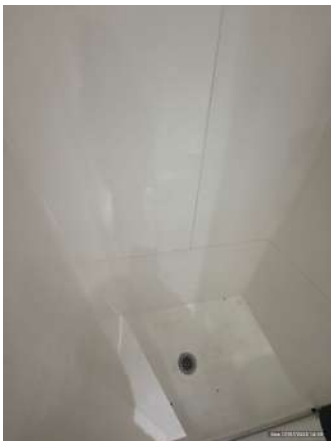
**Bathroom:** Overall (photo 23 of 90)



**Bathroom:** Overall (photo 24 of 90)



**Bathroom:** Overall (photo 25 of 90)



**Bathroom:** Overall (photo 26 of 90)



**Bathroom:** Overall (photo 27 of 90)





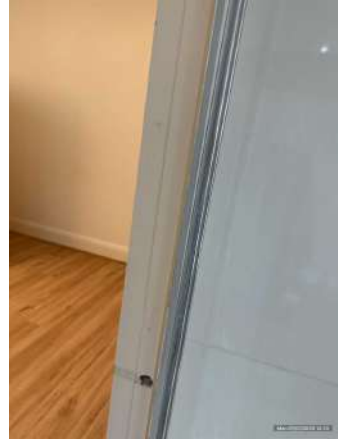
**Bathroom:** Overall (photo 28 of 90)



**Bathroom:** Overall (photo 29 of 90)



**Bathroom:** Overall (photo 30 of 90)



**Bathroom:** Overall (photo 31 of 90)



**Bathroom:** Overall (photo 32 of 90)



**Bathroom:** Overall (photo 33 of 90)



**Bathroom:** Overall (photo 34 of 90)



**Bathroom:** Overall (photo 35 of 90)



**Bathroom:** Overall (photo 36 of 90)



**Bathroom:** Overall (photo 37 of 90)



**Bathroom:** Overall (photo 38 of 90)



**Bathroom:** Overall (photo 39 of 90)



**Bathroom:** Overall (photo 40 of 90)



**Bathroom:** Overall (photo 41 of 90)



**Bathroom:** Overall (photo 42 of 90)



**Bathroom:** Overall (photo 43 of 90)



**Bathroom:** Overall (photo 44 of 90)



**Bathroom:** Overall (photo 45 of 90)



**Bathroom:** Overall (photo 46 of 90)



**Bathroom:** Overall (photo 47 of 90)



**Bathroom:** Overall (photo 48 of 90)



**Bathroom:** Overall (photo 49 of 90)



**Bathroom:** Overall (photo 50 of 90)



**Bathroom:** Overall (photo 51 of 90)



**Bathroom:** Overall (photo 52 of 90)



**Bathroom:** Overall (photo 53 of 90)



**Bathroom:** Overall (photo 54 of 90)



**Bathroom:** Overall (photo 55 of 90)



**Bathroom:** Overall (photo 56 of 90)



**Bathroom:** Overall (photo 57 of 90)



**Bathroom:** Overall (photo 58 of 90)



**Bathroom:** Overall (photo 59 of 90)



**Bathroom:** Overall (photo 60 of 90)



**Bathroom:** Overall (photo 61 of 90)



**Bathroom:** Overall (photo 62 of 90)



**Bathroom:** Overall (photo 63 of 90)





**Bathroom:** Overall (photo 64 of 90)



**Bathroom:** Overall (photo 65 of 90)



**Bathroom:** Overall (photo 66 of 90)



**Bathroom:** Overall (photo 67 of 90)



**Bathroom:** Overall (photo 68 of 90)



**Bathroom:** Overall (photo 69 of 90)



**Bathroom:** Overall (photo 70 of 90)



**Bathroom:** Overall (photo 71 of 90)



**Bathroom:** Overall (photo 72 of 90)



**Bathroom:** Overall (photo 73 of 90)



**Bathroom:** Overall (photo 74 of 90)

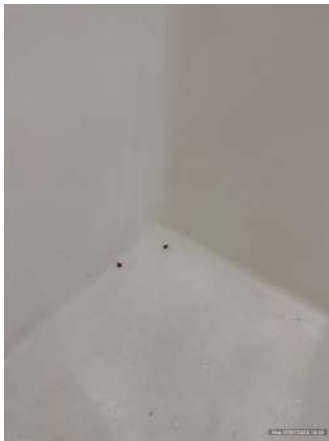


**Bathroom:** Overall (photo 75 of 90)





**Bathroom:** Overall (photo 76 of 90)**Bathroom:** Overall (photo 77 of 90)**Bathroom:** Overall (photo 78 of 90)**Bathroom:** Overall (photo 79 of 90)**Bathroom:** Overall (photo 80 of 90)**Bathroom:** Overall (photo 81 of 90)**Bathroom:** Overall (photo 82 of 90)**Bathroom:** Overall (photo 83 of 90)**Bathroom:** Overall (photo 84 of 90)**Bathroom:** Overall (photo 85 of 90)**Bathroom:** Overall (photo 86 of 90)**Bathroom:** Overall (photo 87 of 90)

**Bathroom:** Overall (photo 88 of 90)**Bathroom:** Overall (photo 89 of 90)**Bathroom:** Overall (photo 90 of 90)**Bathroom:** Walls/tiles (photo 1 of 2)**Bathroom:** Walls/tiles (photo 2 of 2)**Bathroom:** Floor tiles/floor coverings (photo 1 of 3)**Bathroom:** Floor tiles/floor coverings (photo 2 of 3)**Bathroom:** Floor tiles/floor coverings (photo 3 of 3)**Laundry:** Overall (photo 1 of 4)**Laundry:** Overall (photo 2 of 4)**Laundry:** Overall (photo 3 of 4)**Laundry:** Overall (photo 4 of 4)

**Security/Safety:** Smoke alarms (photo 1 of 6)



**Security/Safety:** Smoke alarms (photo 2 of 6)



**Security/Safety:** Smoke alarms (photo 3 of 6)



**Security/Safety:** Smoke alarms (photo 4 of 6)



**Security/Safety:** Smoke alarms (photo 5 of 6)



**Security/Safety:** Smoke alarms (photo 6 of 6)



**Security/Safety:** Electrical safety switches (photo 1 of 2)



**Security/Safety:** Electrical safety switches (photo 2 of 2)



**General:** Letter box/street number (photo 1 of 1)



**General:** Garbage bins (photo 1 of 1)



**General:** Hot water system (photo 1 of 1)



**General:** NBN (photo 1 of 1)



**MINIMUM STANDARD**

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

1. Are the premises structurally sound? ☒ Yes ☐ No
- Note. Premises are structurally sound 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 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 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 the 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 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 outlets 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 item:

## 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 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:

N/A

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

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

### 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]*

Tenant Comments:

### Approximate dates when work last done on residential premises

Installation of water efficiency measures:

Painting of premises (external):

Painting of premises (internal):

Flooring laid/replaced/cleaned:

**Landlord's promise to undertake work: [Delete if not required]** *Note. Further items and comments may be added on additional pages signed by the landlord/agent and the tenant and attached to this report.*

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:

Tenant initially reviewed at 11:01 Friday 11/07/2025

**Agent Signature at the START of the Tenancy**

Print Name: Evelyn Daoud

Signature:



Date: Tuesday 08/07/2025

**Tenant's Acknowledgement & Signature**

I/we have received and read the Condition Report for the above property and understand that it must be returned within 7 days.

**Main Tenant**

Print Name:

Signature:

Date:

**DISCLAIMER:**

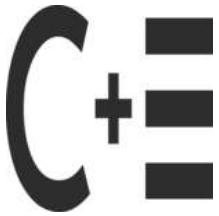
*This tenancy inspection report is a visual one carried out by us to assess the manner in which the tenant is maintaining your property. As your property manager, our role is to manage the tenancy; we are not qualified to assess the structural aspects of areas including but not limited to staircases,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

Tenant Uploaded Photos (1 photo)

**Bathroom:** Doors/doorway frames (photo 1 of 1)







**C & E Property Co**  
PO BOX 509  
Matraville NSW 2036  
  
T: 0413853535

## Keys Supplied to Tenants



(photo 1 of 2)



(photo 2 of 2)

**Notes:**

- 2x security door keys (s)
- 2x bottom lock keys (b)
- 2x top lock keys (t)
- 2x mail box keys (m)
- 1x window key (k)
- 2x back door key (bd)
- 2x middle door key (md)

#### Tenant's Acknowledgement

1. I/we hereby agree that I/we have been supplied with the above keys/remote(s).
2. All keys/remote(s) must be returned to office upon vacating the premises and if we do not return any items a locksmith will be engaged at my/our cost.
3. Rent will be charged until all keys/remote(s) are returned to the office at the end of the tenancy.
4. Receipt of email containing link to paperless condition report to be completed electronically.
5. I understand that the email link to the paperless condition report will expire after 7 days.
6. Receipt of the tenancy agreement.

**Name:**  
Print Name:

Signature:

Signing Device: IOS 18.5 iPhone Mobile Safari 18.5

Date:

09:43 Friday 11/07/2025

**Paperless Condition Report Audit Trail**

Younes Fareh (Main Tenant)

Thu, 10/07/2025 09:00 - Invitation email sent to Younes Fareh

Thu, 10/07/2025 09:00 - Invitation email **delivered**

Thu, 10/07/2025 09:00 [REDACTED] **viewed** Invitation email from [REDACTED]

Thu, 10/07/2025 10:39 [REDACTED] **viewed** Invitation email from [REDACTED]

Thu, 10/07/2025 10:58 [REDACTED] **viewed** Invitation email from [REDACTED]

Fri, 11/07/2025 09:41 [REDACTED] **viewed** Invitation email from [REDACTED]

Fri, 11/07/2025 09:42 [REDACTED] **clicked** Review, amend & sign this condition report from (IP: 1.145.47.115)

Fri, 11/07/2025 09:42 [REDACTED] **clicked** Review, amend & sign this condition report from (IP: 1.145.47.115)

Fri, 11/07/2025 09:42 [REDACTED] **clicked** 'start' button to view the Entry Condition Report from (iOS 18.5 iPhone Mobile Safari 18.5, IP: [REDACTED])

Fri, 11/07/2025 09:43 [REDACTED] **clicked** Review, amend & sign this condition report from (IP: 1.145.47.115)

Fri, 11/07/2025 09:43 [REDACTED] **clicked** Review, amend & sign this condition report from (IP: 1.145.47.115)

Fri, 11/07/2025 09:43 [REDACTED] **clicked** 'start' button to view the Entry Condition Report from (iOS 18.5 iPhone Mobile Safari 18.5, IP: [REDACTED])

Fri, 11/07/2025 09:43 [REDACTED] **signed & submitted** the Key Form from (iOS 18.5 iPhone Mobile Safari 18.5, IP: 1.145.47.115)

Fri, 11/07/2025 09:43 [REDACTED] **clicked** 'start' button to view the Entry Condition Report from (iOS 18.5 iPhone Mobile Safari 18.5, IP: [REDACTED])

Fri, 11/07/2025 10:12 [REDACTED] **clicked** Review, amend & sign this condition report from (IP: 1.145.47.115)

Fri, 11/07/2025 10:12 [REDACTED] **clicked** 'start' button to view the Entry Condition Report from (iOS 18.5 iPhone Mobile Safari 18.5, IP: [REDACTED])

Fri, 11/07/2025 10:32 [REDACTED] **clicked** Review, amend & sign this condition report from (IP: 1.145.47.115)

Fri, 11/07/2025 10:32 [REDACTED] **clicked** 'start' button to view the Entry Condition Report from (iOS 18.5 iPhone Mobile Safari 18.5, IP: [REDACTED])

Fri, 11/07/2025 10:47 [REDACTED] **clicked** Review, amend & sign this condition report from (IP: 1.145.47.115)

Fri, 11/07/2025 10:47 [REDACTED] **clicked** 'start' button to view the Entry Condition Report from (iOS 18.5 iPhone Mobile Safari 18.5, IP: [REDACTED])

Fri, 11/07/2025 11:01 [REDACTED] **signed & submitted** the Paperless Condition Report from (iOS 18.5 iPhone Mobile Safari 18.5, IP: [REDACTED])