

HOW TO COMPLETE THIS REPORT

- Three copies, or one electronic copy, of this condition report should be completed and signed by the landlord or the landlord's agent.
- 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.
- Before the tenancy begins, the landlord or the landlord's agent must inspect the residential premises and record the condition of the premises by indicating whether the particular room item is clean, undamaged and working by placing "Y" (YES) or "N" (NO) in the appropriate column (see example below). Where necessary, comments should be included in the report. The landlord or the landlord's agent must also indicate "yes" or "no" in relation to the matters set out under the headings "Health issues" and "Communications facilities".
- If the tenant has agreed to pay for water usage charges under the residential tenancy agreement, the landlord or landlord's agent must also indicate whether the residential premises have the required water efficiency measures.
- As soon as possible after the tenant signs the agreement, the tenant must inspect the residential premises and complete the tenant section of the condition report. The tenant indicates agreement or disagreement with the condition indicated by the landlord or landlord's agent by placing "Y" (YES) or "N" (NO) in the appropriate column and by making any appropriate comments on the form. The tenant may also comment on the matters under the headings "Health issues", "Communications facilities" and "Water efficiency devices".
- The tenant must return one copy of the completed condition report to the landlord or landlord's agent within 7 days after receiving it and is to keep the second copy.
- At, or as soon as practicable after, the termination of the tenancy agreement, both the landlord and tenant should complete the copy of the condition report that they retained, indicating the condition of the premises at the end of the tenancy. This should be done in the presence of the other party, unless the other party has been given a reasonable opportunity to be present and has not attended the inspection.

IMPORTANT INFORMATION

- It is a requirement that a condition report be completed by the landlord and the tenant (see above). This condition report is an important record of the condition of the residential premises when the tenancy begins and may be used as evidence of the state of repair or general condition of the premises at the commencement of the tenancy. It is important to complete the condition report accurately. It may be vital if there is a dispute, particularly about the return of the rental bond money and any damage to the premises.
- At the end of the tenancy the premises will be inspected and the condition of the premises at that time will be compared to that stated in the original condition report.
- A condition report should be filled out whether or not a rental bond is paid.
- If you do not have enough space on the report attach a separate sheet.
- Call Fair Trading on 13 32 20 or visit the website for information about the rights and responsibilities of landlords and tenants or before completing the condition report.

	Address of premises 75 Belmore Road, Randwick NSW 2031
	Tenant's name(s)
Lease Start Date:	Inspection Date: 11/06/26

**CONDITION/
ACTION CODES**



SAMPLE CONDITION REPORT

Bedroom 2				
Walls	Y	Y	Y	Y
Blinds / Curtains	N	Y	N	Y
Door / Doorway frame	Y	N	Y	Y
Tv Aerial port	Y	Y	Y	N
Floors Coverings	N	Y	Y	Y

Inspector Signature  Date 11/06/2026 Tenant _____ Date _____

Agent Disclaimer.

This tenancy inspection report is a visual one carried out by R&H Randwick | Coogee 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 mixtures of 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, tenant's goods of other belongings. R&H Randwick | Coogee recommends that all landlords have regular inspections carried out by suitable qualified, licensed and insured contractors and experts in the appropriate areas when necessary. R&H Randwick | Coogee also recommends that all landlords hold adequate insurance, including landlords insurance.

Communication Facilities

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

A telephone line is connected to the residential premises

A internet line is connected to the residential premises

Water Efficiency Devices

Only Applicable if tenant pays water usage charges for residential premises. The landlord must indicate whether the following water efficiency measures are in place in the residential premises.

Are the residential premises separately metered?

The landlord must indicate the following:

(a) All showerheads have a maximum flow rate of 9 litres/min

(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

(c) All internal cold water taps and single mixer taps in kitchen or bathroom hand basins have a maximum flow rate of 9 litres/min

(d) the premises have been checked and any leaking taps or toilets on the residential premises have been fixed

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

Water Meter Location

Water Meter Reading

Health Issues

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

Are there any signs of mould and dampness?

Are there any pests or vermin?

Has any rubbish been left on the premises?

Are the premises listed on the Loose-Fill Asbestos Insulation Register?

Are child safety devices installed on windows?

Work Completed

Approximate date when work was last done on residential premises

Installation of water efficiency measures

Painting of premises (internal)

Painting of premises (external)

Flooring laid/replaced/cleaned

Installation, repair or maintenance of smoke alarms

Other Safety Issues

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

Are there any visible signs of damaged appliances (if appliances are included as part of the tenancy)?

Are there any visible hazards relating to electricity (e.g. a loose or damaged electricity outlet socket, loose wiring or sparking power points)?

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)?

Does the tenant agree with Other Safety Issues?

If not, specify which items

Smoke Alarm

Have smoke alarms been installed in accordance with the environmental Planning and Assessment Act 1979 (including any regulations made under that act)?

Have all the smoke alarms installed on the residential premises been checked and found to be in working order?

Date last checked

Have the removable batteries in all the smoke alarms been replaced within the last 12 months, except for removable lithium batteries?

Date last changed

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?

Date batteries were last changed

Smoke alarm location and additional comments:

Smoke Alarms are fitted at following locations:

Minimum Standards

Are the premises structurally sound?

Note. Premises are structurally sound only if the --
 a) floors, ceilings, walls, supporting structures (including foundations), doors, windows, roof, stairs, balconies, balustrades and railings are

1) In a reasonable state of repair, and

2) Are not liable to collapse because they are rotted or otherwise defective, and

b) floors ceiling, walls and supporting structures are not subject to significant dampness, and

c) roof, ceilings and windows do not allow water penetration into the premises.

Does the premises have:

Adequate natural or artificial lighting in each room (excluding storage rooms or garages)

Adequate ventilation

Adequate electricity outlet sockets or gas outlet sockets for the supply of lighting and heating and for the use of appliances in the premises?

Adequate plumbing and drainage?

Utilities

Are the premises:

Supplied with electricity?



Supplied with gas



Connected to a water supply service or infrastructure that supplies water that is able to supply to the premises hot and cold water for drinking and ablution and cleaning activities?



Does the premises contain bathroom facilities including toilet and washing facilities that allow privacy for the user?



Does the tenant agree with Minimum Standards and Utilities?



If not, specify which items



Additional Comments

Relating to Health Issues, Communication Facilities or Water Efficiency Devices (may be added landlord or tenant, or both)

Furniture List

If insufficient space please attach schedule



Clean Undamaged Working Keys Inspector Comments

Tenant
Agrees

Tenant Comments

Entrance Hall

Entrance Hall Photos

Door/ Doorframe	<input type="radio"/> Y <input type="radio"/> N	
Ceiling	<input type="radio"/> Y <input type="radio"/> N	
Lights/ Fixtures	<input type="radio"/> Y <input type="radio"/> N	
Intercom/Doorbell	<input type="radio"/> Y <input type="radio"/> N	
Walls/Picture Hooks	<input type="radio"/> Y <input type="radio"/> N	
Windows/ Screens/ Window Safety Devices	<input type="radio"/> Y <input type="radio"/> N	
Blinds/ Curtains	<input type="radio"/> Y <input type="radio"/> N	
Powerpoints/ Fixtures	<input type="radio"/> Y <input type="radio"/> N	
Skirting	<input type="radio"/> Y <input type="radio"/> N	
Floor	<input type="radio"/> Y <input type="radio"/> N	
Other	<input type="radio"/> Y <input type="radio"/> N	

Lounge Room

Lounge Room Photos

Door/ Doorframe	<input type="radio"/> Y <input type="radio"/> N	
Ceiling	<input type="radio"/> Y <input type="radio"/> N	
Lights/ Fixtures	<input type="radio"/> Y <input type="radio"/> N	
Air Conditioning/Controller	<input type="radio"/> Y <input type="radio"/> N	

Inspector Signature 

Date 11/06/2026

Tenant

Date

Clean Undamaged Working

Keys

Inspector Comments

Tenant
Agrees

Tenant Comments

Lounge Room

Walls/Picture Hooks

Y N

Windows/ Screens/ Window
Safety Devices

Y N

Blinds/ Curtains

Y N

Powerpoints/ Fixtures

Y N

Telephone Point

Y N

TV Aerial Port

Y N

Skirting

Y N

Floor

Y N

Other

Y N

Dining Room

Dining Room Photos

Door/ Doorframe

Y N

Ceiling

Y N

Lights/ Fixtures

Y N

Air Conditioning/Controller

Y N

Walls/Picture Hooks

Y N

Windows/ Screens/ Window
Safety Devices

Y N

Inspector Signature



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Tenant
Agrees

Tenant Comments

Dining Room

Blinds/ Curtains

Y N

Powerpoints/ Fixtures

Y N

Telephone Point

Y N

TV Aerial Port

Y N

Skirting

Y N

Floor

Y N

Other

Y N

Kitchen

Kitchen Photos

Door/ Doorframe

Y N

Ceiling

Y N

Lights/ Fixtures

Y N

Windows/ Screens/ Window
Safety Devices

Y N

Blinds/ Curtains

Y N

Walls/ Tiles

Y N

Cupboards/Drawers

Y N

Cupboards/Drawers cont

Y N

Splashback

Y N

Inspector Signature



Date 11/06/2026

Tenant

Date

Clean Undamaged Working Keys Inspector Comments Tenant Agrees Tenant Comments

Kitchen

Benchtops/ Tiling	<input type="radio"/> Y	<input type="radio"/> N
Sink/ Taps	<input type="radio"/> Y	<input type="radio"/> N
Powerpoints/ Fixtures	<input type="radio"/> Y	<input type="radio"/> N
Exhaust Fan/ Rangehood	<input type="radio"/> Y	<input type="radio"/> N
Stovetop/ Griller	<input type="radio"/> Y	<input type="radio"/> N
Oven	<input type="radio"/> Y	<input type="radio"/> N
Dishwasher	<input type="radio"/> Y	<input type="radio"/> N
Skirting Board	<input type="radio"/> Y	<input type="radio"/> N
Floor/ Tiles	<input type="radio"/> Y	<input type="radio"/> N
Other	<input type="radio"/> Y	<input type="radio"/> N

Bedroom

Bedroom Photos

Door/ Doorframe	<input type="radio"/> Y	<input type="radio"/> N
Ceiling	<input type="radio"/> Y	<input type="radio"/> N
Lights/ Fixtures	<input type="radio"/> Y	<input type="radio"/> N
Air Conditioning/Controller	<input type="radio"/> Y	<input type="radio"/> N
Walls/Picture Hooks	<input type="radio"/> Y	<input type="radio"/> N
Windows/ Screens/ Window Safety Devices	<input type="radio"/> Y	<input type="radio"/> N

Inspector Signature



Date 11/06/2026

Tenant

Date

Clean Undamaged Working Keys Inspector Comments Tenant Agrees Tenant Comments

Bedroom

Blinds/ Curtains	<input type="radio"/> Y	<input type="radio"/> N
Built-in Robes	<input type="radio"/> Y	<input type="radio"/> N
Powerpoints/ Fixtures	<input type="radio"/> Y	<input type="radio"/> N
TV Aerial Port	<input type="radio"/> Y	<input type="radio"/> N
Telephone Point	<input type="radio"/> Y	<input type="radio"/> N
Skirting	<input type="radio"/> Y	<input type="radio"/> N
Floor	<input type="radio"/> Y	<input type="radio"/> N
Other	<input type="radio"/> Y	<input type="radio"/> N

Bathroom

Bathroom Photos

Door/ Doorframe	<input type="radio"/> Y	<input type="radio"/> N
Ceiling	<input type="radio"/> Y	<input type="radio"/> N
Lights/ Fixtures	<input type="radio"/> Y	<input type="radio"/> N
Exhaust Fan/ Vents	<input type="radio"/> Y	<input type="radio"/> N
Walls/ Tiles	<input type="radio"/> Y	<input type="radio"/> N
Windows/ Screens/ Window Safety Devices	<input type="radio"/> Y	<input type="radio"/> N
Blinds/ Curtains	<input type="radio"/> Y	<input type="radio"/> N
Mirror/ Cabinet	<input type="radio"/> Y	<input type="radio"/> N

Inspector Signature



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Bathroom

Cupboard/ Drawers	<input type="radio"/> Y	<input type="radio"/> N
Taps/ Basin	<input type="radio"/> Y	<input type="radio"/> N
Towel Rails	<input type="radio"/> Y	<input type="radio"/> N
Powerpoints/ Fixtures	<input type="radio"/> Y	<input type="radio"/> N
Toilet/ Cistern/ Seat	<input type="radio"/> Y	<input type="radio"/> N
Toilet Roll Holder	<input type="radio"/> Y	<input type="radio"/> N
Shower/ Screen/ Taps	<input type="radio"/> Y	<input type="radio"/> N
Bath	<input type="radio"/> Y	<input type="radio"/> N
Floor/ Tiles	<input type="radio"/> Y	<input type="radio"/> N
Other	<input type="radio"/> Y	<input type="radio"/> N

Laundry

Laundry Photos

Door/ Doorframe	<input type="radio"/> Y	<input type="radio"/> N
Ceiling	<input type="radio"/> Y	<input type="radio"/> N
Lights/ Fixtures	<input type="radio"/> Y	<input type="radio"/> N
Exhaust Fan/ Vent	<input type="radio"/> Y	<input type="radio"/> N
Walls/ Tiles	<input type="radio"/> Y	<input type="radio"/> N
Windows/ Screens/ Window Safety Devices	<input type="radio"/> Y	<input type="radio"/> N

Inspector Signature 

Date **11/06/2026** Tenant

Date

Clean Undamaged Working Keys Inspector Comments

Tenant
Agrees

Tenant Comments

Laundry

Blinds/ Curtains

Y N

Dryer

Y N

Washing Tub

Y N

Washing Machine/ Taps

Y N

Powerpoints/ Fixtures

Y N

Skirting

Y N

Floor/ Tiles

Y N

Other

Y N

Balcony

Balcony Photos

Door/ Doorframe

Y N

Windows/ Screens/ Window
Safety Devices

Y N

Ceiling

Y N

Lights/ Fixtures

Y N

Walls

Y N

Railing

Y N

Floor

Y N

Other

Y N

Inspector Signature



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Tenant

Date

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Keys

Inspector Comments

Tenant
Agrees

Tenant Comments

Exterior

Exterior Photos

Letterbox	<input type="radio"/> Y <input type="radio"/> N	
Carspace	<input type="radio"/> Y <input type="radio"/> N	
Storage Cage	<input type="radio"/> Y <input type="radio"/> N	
Gate/ Fence	<input type="radio"/> Y <input type="radio"/> N	
Driveway	<input type="radio"/> Y <input type="radio"/> N	
Footpaths	<input type="radio"/> Y <input type="radio"/> N	
Front Lawn	<input type="radio"/> Y <input type="radio"/> N	
Back Lawn	<input type="radio"/> Y <input type="radio"/> N	
Garden Beds	<input type="radio"/> Y <input type="radio"/> N	
Paved Area	<input type="radio"/> Y <input type="radio"/> N	
Steps	<input type="radio"/> Y <input type="radio"/> N	
Hosing/ Taps	<input type="radio"/> Y <input type="radio"/> N	
Front Porch/ Verandah	<input type="radio"/> Y <input type="radio"/> N	
External Awnings	<input type="radio"/> Y <input type="radio"/> N	
Gutters/ Downpipes	<input type="radio"/> Y <input type="radio"/> N	
Roofing	<input type="radio"/> Y <input type="radio"/> N	
Paths	<input type="radio"/> Y <input type="radio"/> N	

Inspector Signature



Date 11/06/2026

Tenant

Date

Clean Undamaged Working Keys Inspector Comments

Tenant
Agrees

Tenant Comments

Exterior

Clothes Line

Y N

Garden Lights

Y N

Garage

Garage Photos

Door/ Doorframe

Y N

Floor/ Paving

Y N

Walls/ Hooks

Y N

Shelving/ Cupboards

Y N

Garage Main Door

Y N

Windows/ Screens/ Window
Safety Devices

Y N

Lights/ Fixtures

Y N

Ceiling

Y N

Inspector Signature

Date 11/06/2026

Tenant

Date