

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 residential premises:

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

SMOKE ALARMS

The landlord must indicate the following:

1. Have smoke alarms been installed in the residential premises in accordance with the *Environmental Planning and Assessment Act 1979* (including any regulations made under that Act)? ☐ Yes ☐ No

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

Date last checked: / /

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

Date batteries were last changed: / /

4. Have the batteries in all the smoke alarms that have a removable lithium battery been replaced in the period specified by the manufacturer of the smoke alarm? ☐ Yes ☐ N/A

Date batteries were last changed: / /

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]

Address of premises:

Residential Tenancies Regulation Schedule 2: Condition report

SIGNATURE

Condition Report at START of tenancy

Landlord/agent's signature:

Tenant's signature:

Date:

Date:

Condition Report at END of tenancy

Landlord/agent's signature:

Tenant's signature:

Date:

Date: