

Queensland Government

Internet: www.rta.qld.gov.au

Entry Condition Report - General Tenancies

Residential Tenancies and Rooming Accommodation Act 2008 (Section 65)

Page 1

Here's what the lessor/agent does

- Inspects the premises and marks the 'Clean/Undamaged/Working' column for each item in the premises. Where a mark is not appropriate, writes a description in the 'Other items or comments (if any)' column.
- 2. If there are any items in the room that are not listed, adds them to the 'Other items or comments (if any)' column. The spare space can be used for details about additional items.
- 3. Gives a signed copy of the Condition Report to the tenant/s (keeping a copy for their records). Explains to the tenant/s that they must add their comments to the report, sign each page and return it to the lessor/agent within three (3) days.
- 4. Encourages the tenant/s to discuss any items where they disagree with the lessor's/agent's assessment of the condition of the premises. Any agreement reached can be recorded in the 'Additional Comments/Information' section, or supporting documentation can be attached to this report.
- 5. Makes sure each page of the report is signed by all parties, and gives a copy of the final report back to the tenant/s within 14 days of receiving it from the tenant/s.
- 6. Keeps the signed copy of the report from the tenant/s, so it can be compared with the condition of the premises at the end of the tenancy. The lessor/agent must keep a copy of the report for at least one (1) year after the tenancy agreement ends.

Here's what the tenant does

- Inspects the premises and comments on any item where they disagree with the lessor/ agent's report, or where they believe the report does not reflect the true condition of the premises.
- 2. Discusses with the lessor/agent any items where they disagree with their assessment.
- 3. Signs EACH PAGE of the report.
- 4. Returns a signed copy of each page to the lessor/agent within three (3) days. Although the lessor/agent is required to provide the tenant with a copy of the final report, tenants might also like to make a copy for their own records.
- 5. Uses this report when preparing the Exit Condition report at the end of the tenancy.

The Act contains penalties for non-compliance with its requirements for preparing, signing and providing copies of the condition reports.

If you require further information or assistance, contact the Residential Tenancies Authority on 1300 366 311.

Water Charging Under the Residential Tenancies and Room tenants can only be charged for water con- are individually metered (or water is delivered states the tenant must pay for water. The to water consumption costs if the premises accordingly.	sumption ed by vel enant cal	costs nicle) a	if the	rent e ag	tal pre	emises ent
Are the premises individually metered?	Yes		No			
Water meter reading at start of tenancy:						
Are the premises water efficient? For the premises to be water efficient, special have the equivalent of a *3 star WELS ration internal cold water taps (including single have a maximum flow rate of 9 litres/mine) toilets must have a dual flush function the flush and 3.5 litres on half flush and have 4 litres (based on the average of 1 full flush) *For more information about the WELS scheme visit:	g or high mixer tap ute, and nat does i e a maxir ush and 4	er. Thas) and not examine and half fl	at is: show ceed (verag ushes	erhe 6.5 l e flu s).	eads r	nust on full
Kitchen sink taps	Yes		No]	
Hand Basins	Yes		No		Ī	
Laundry taps (tub)	Yes		No			
Showerheads	Yes		No			
Toilets	Yes		No			
Tenants cannot be charged for water cons requirements of the Residential Tenancies a Act 2008 are met.						1
Signature of lessor or lessor's agent		Date				
		ı				

Address of rental premises	Postcode
Name of tenant/s	
Name of lessor/agent	

Form 1a **Entry Condition Report –** General Tenancies – Page 2 Residential Tenancies and Rooming Accommodation Act 2008 (Section 65)

Oth	Lessor / agent er items or comments (if any)		Clean	ind	ing get	Item		Tenant ent on lessor/agent's report	
]	ĬΊ	ďί	à	Doors/walls		<u> </u>	
						Windows/screens			
<u> </u>]	⊐İI			Blinds/curtains			
Entry						Ceiling/light fittings			
						Floor/floor coverings			
						Power points			
E						Doors/walls			
Воод] [Windows/screens			
- K]				Blinds/curtains			
Lounge						Ceiling/light fittings			
						Floor/floor coverings			
						TV/power points			
c						Doors/walls			
Dining Room						Windows/screens			
R						Blinds/curtains			
						Ceiling/light fittings			
Ē						Floor/floor coverings			
						TV/power points			
					可	Doors/walls			
						Windows/screens			
						Blinds/curtains			
(0						Ceiling/light fittings			
						Floor/floor coverings			
¥ —						Cupboards/drawers			
\						Bench tops/tiling			
Kitchen / Meals						Sink/disposal unit/taps			
Signature (item)						Stove top/griller			
X]			Oven			
						Exhaust fan/rangehood			
]			Dishwasher			
						Power points			
_						Doors/walls			
Family Room			□ I			Windows/screens			
Ä						Blinds/curtains			
ylic						Ceiling/light fittings			
an						Floor/floor coverings			
ш						Power points			
_essor/agent's signature		Tenant/s signature	1.				2.	3.	Form 1a - Ev11 July 2009

Entry Condition Report – General Tenancies – Page 3 Residential Tenancies and Rooming Accommodation Act 2008 (Section 65)

	Lessor / agent Other items or comments (if any)		san inda	ngdright ltem Doors/walls	Tenant Comment on lessor/agent's report
	Curior resince of commission (ii unity)		757	Doors/walls	Commont on 100001/agont o 10port
		=	╗	Windows/screens	
Bedroom 1		Ħi	╗	Wardrobe/drawers/shelves	
00				Blinds/curtains	
∍dr		=	ŦΈ	Ceiling/light fittings	
m		7 i	## #	Floor/floor coverings	
		5 [
				Doors/walls/tiling	
				Windows/screens	
] [Blinds/curtains	
]] [Ceiling/light fittings	
ø.				Floor/floor coverings	
r <u>i</u> t] [╗	Bath	
Ensuite] [
۳] [╗	Wash basin/vanity	
] [╗	Mirror/cabinet	
				Towel rails	
][
][
				Doors/walls	
8		$\Box \Box$	┚┃┖	Wardrobe/drawers/shelves	
Bedroom 2		<u> </u>	<u> </u>	Windows/screens	
Š				Blinds/curtains	
3ec				Ceiling/light fittings	
				Floor/floor coverings	
				Power points	
		ᅫ	出上	Doors/walls	
3		╣┆	爿늗	Wardrobe/drawers/shelves	
Bedroom 3		╣┆	井늗	Windows/screens	
양				Blinds/curtains	
Be][Ceiling/light fittings	
				Floor/floor coverings	
				Power points	
				Doors/walls Wardrobe/drawers/shelves	
n 4			╣늗	Windows/screens	
Bedroom 4				Blinds/curtains	
dro				Ceiling/light fittings	
Be					
				Power points	
		<u> </u>		rower points	

Tenant - sign and return to lessor/agent - keep a copy for your records

Lessor/agent's signature

Tenant/s signature 1.

2.

3.

Form 1a - Ev11 July 2009

Entry Condition Report – General Tenancies – Page 4 Residential Tenancies and Rooming Accommodation Act 2008 (Section 65)

Lessor / agent Other items or comments (if a	ny)	Clear	Unda	Mage	ltem	Tenant Comment on lessor/agent's report	
	1][][Doors/Walls/Tiling Windows/Screens Blinds/Curtains		
]] [Windows/Screens		
			וַכ		Blinds/Curtains		
	[<u> </u>	믜	Ceiling/Light Fittings Floor/Floor Coverings Bath Shower/Shower Screen		_
Bathroom	L	┵╟	<u>- </u>	븨	Floor/Floor Coverings		_
<u></u>	L	<u>- </u>	<u> </u>	빍	Bath		_
		븻挊	;;;;	빍	Shower/Shower Screen		_
<u> </u>		<u>- </u>	╣:	붜	Wash Basin/Vanity		_
	L	<u>- </u>	╬	빍	Mirror/Cabinet		_
	L	井	╡┼	爿	Mirror/Cabinet Towel Rails Toilet		\dashv
	L	井片	;;;	붜	Power Points		_
	L	 -	╬;	붜	Doors/Walls		\dashv
	L	井片	;;;	뷔	Doors/Walls Windows/Screens		\dashv
	L	井片	;;;;	뷔	Blinds/Curtains		-
<u> </u>	L	井片	╬	붜	Ceiling/Light Fittings		
<u> </u>	L	井片	╬	붜	Floor/Floor Coverings		-
Laundry		井片	╬	爿	Week Tuke		
		╬	╬	爿	Wash Tubs Washing Machine/Dryer		\dashv
		4 ;	╬	爿	Power Points		-
	<u> L</u>	╬	╬	붜	Smoke Alarms	+	-
					Security Devices		\dashv
		⋽╠		井	Balcony/Porch/Deck		\dashv
		╡╬	╬	붜	Garage/Car Port/Storeroom	m	-
] [] [╡┼	爿	Gates/Fences		
		5 2] i	=	Grounds/Garden		
General		∃ }	5 i	귀	Staircases/Railings		
		╡╬	Ŧi	ᅱ	Street Number/Letter box		_
- ဗီ 		╡╁	╡╁	귀	Paving/Pergola		\dashv
					Hot Water System		\dashv
			5 i		Keys/Locks/Remotes		-
	Г	n i r	7 [Πĺ	Dool/Equipment		-
		= -	Sti		Wheelie & Recycle Bins Garden Shed Air conditioner/Fans		
		5 2	517	8	Garden Shed		\dashv
		7 7	Ħi	a	Air conditioner/Fans		\neg
Additional comments / information	Tenant 1 s					Date	
supporting documentation can be attached)	Teriani is	sigi	iall	ıı e		Electrical Safety Switches	
<u>supporting accumentation can be attached</u>)						ls there a safety switch on the premis	ດຄາ
	Tenant 2 s	eian	n a t i	ıro		Date Date	: 67
		SIYI	ıall	иe		Yes No	
						/ / For more information on electrical safet	.,
accor/agent aigneture	Doto Tonor-t O	oic:-	O+.				y
Lessor/agent signature	Date Tenant 3 s	sign	att	ıre		Date switches: www.dir.qld.gov.au or call 1300 650 662.	
	/ /					/ / UI Gall 1300 000 002.	