# Notice to residential rental provider of rented premises



Residential Tenancies Act 1997 Sections 52, 63, 72, 72AA, 74, 91L, 91Z, and 91ZD

You may use this form to give notice to a residential rental provider (rental provider, formerly known as landlord) if you are a:

- · renter of rented premises; or
- specialist disability accommodation (SDA) resident under a residential rental agreement. This form refers to you as the 'renter' and an SDA provider as the 'rental provider'.

If you are giving a notice of intention to vacate, you can only withdraw this notice in writing with the agreement of the rental provider. The notice must be signed by the rental provider to be effective.

If you are giving a notice of intention to vacate, you will need to give the rental provider the correct amount of notice (see the information last page).

#### Part A – Information for the rental provider

A renter may use this form to give you notice that:

- they are terminating the residential rental agreement before moving in
- they intend to vacate because the premises have been destroyed or are unfit for human habitation
- they intend to vacate for other reasons
- they are the legal representative or next of kin of the tenant who is deceased
- they have caused or became aware of damage to the premises
- · they have paid utility charges that are your responsibility and you require reimbursement
- non-urgent repairs are required
- they have arranged and paid for urgent repairs and require reimbursement.

#### Seeking advice

For further information visit the renting section of the Consumer Affairs website at <a href="www.consumer.vic.gov.au/renting">www.consumer.vic.gov.au/renting</a> or call 1300 55 81 81.

#### Part B - Notice

| 1 | Address | of | rented | premises |
|---|---------|----|--------|----------|
|   |         |    |        |          |

| Unit 168, 73 River Street, Richmond, Victoria | Postcode 3121 |
|---|---------------|
|   |               |

#### 2 Renters details

| Full name of renter 1      | Kyle Peyton  |
|----------------------------|--|
| Full name of renter 2      | Sara LaBella                                       |
| Full name of renter 3      |  |
| Full name of renter 4      |  |
| Note: If there are more th | pan four rentare, include details on an extra page |

3205

**Note:** If there are more than four renters, include details on an extra page.

#### 3 Rental providers details

Full name of rental provider (this cannot be an agent's name)

Rental provider address for serving documents (this can be an agent's address)

229 Park St, South Melbourne, Victoria Postcode

Contact details

**Business hours** 03 9686 8860

After hours 04 1175 6686

Email address acurnow@hodges.com.au

#### Reason for notice - Non-urgent repairs

I require you to carry out the following non-urgent repairs within 14 days: (Describe in detail below)

Below is an enumerated list of required repairs, organised by each of the 5 areas in the unit. Additional supporting details are provided in the attached condition report, which includes links to photographs and video recordings. The condition report prepared by the property manager does not reflect the true condition of the property and, as indicated by my comments, most items are in dispute. Also attached to this notice are my previous email correspondences with the property manager regarding the poor condition of the unit on 7 April 2020. My initial concerns regarding the cleanliness and overall condition of the unit raised at this time were dismissed by the property manager. My subsequent requests for cleaning, repairs, and maintenance have also been dismissed by the property manager.

Link to photos/videos from condition report: https://bit.ly/3KAMaPR

- 1. **Main room** (includes large balcony, entryway, and living, kitchen, and dining areas).
  - 1.1. The floorboards throughout the main room (entryway, living, kitchen and dining areas) are in need of repair as they are riddled with deep scratches, chips, and indents. These floorboards are not in "excellent" or "very good" condition as claimed by the property manager in the condition report, and they are damaged beyond normal wear and tear.
  - 1.2. Replace damaged blinds (2x).
  - 1.3. Repair wall damage and repaint.

- 1.4. Clean and/or repaint walls and ceilings to remove discolorations and dark stains throughout.
- 1.5. Split system air conditioner is in poor condition and needs replacing. It has not been adequately maintained/serviced. The inside of the air conditioner is foul and it performs poorly. The air outlets are covered in grime that cannot be removed. The base, stand and other fittings of the outdoor unit are decayed and corroded. According to the manufacturer (Daikin), this system (Model RY60GAV1A) is more than 15 years old. It uses R22 refrigerant, which is being phased out in Australia due to environmental impact, and the running costs are at least 2x as high for this system relative to a modern unit.
- 1.6. Repair and repaint damaged balcony wall opposite outdoor air conditioner unit.
- 1.7. Repair broken roller door in kitchen area to the left of the sink.
- 1.8. Repair oven so that the oven light works.
- 1.9. Repair rangehood so that both light globes are in working order, and replace broken plastic covering for light globes.

#### 2. Bathroom.

- 2.1. Repair wall damage (including near bathtub) and repaint.
- 2.2. Clean and/or repaint walls and ceilings (including bath area) to remove discolorations and dark stains throughout.
- 2.3. Remove mould from tile grout and bath area, including mouldy silicone strip adjoining shower screen to bathtub. Reapply new silicone to area adjoining bathtub to shower screen and all other gaps to prevent further mould growth.
- 2.4. Unclog the bathtub drain.
- 3. Main bedroom (adjoining small balcony).
  - 3.1. Replace damaged carpets.
  - 3.2. Clean and/or repaint walls and ceilings (including inside wardrobe) to remove discolorations and dark stains throughout.
  - 3.3. Repair wall damage (including inside wardrobe) and repaint.
  - 3.4. Replace damaged blinds (1x).
- Ensuite (adjoining main bedroom).
  - 4.1. Clean and/or repaint walls and ceilings (including inside wardrobe) to remove discolorations and dark stains throughout.
  - 4.2. Repair wall damage (including inside wardrobe) and repaint.
  - 4.3. Complete unfinished repairs to shower recess (see attached email correspondence from 7 April 2022 and 8 April 2022) and remove mould from grout and tile. Fill exposed holes in tile and grout to prevent further mould growth.
  - 4.4. Remove mould and replace damaged silicone along area adjoining wash basin and vanity. Reapply new silicone to all gaps to prevent further mould growth.

#### Second bedroom.

- 5.1. Replace damaged carpets.
- 5.2. Replace damaged blinds (2x) and replace broken blind chain (1x).
- 5.3. Clean and/or repaint walls and ceilings (including inside wardrobe) to remove discolorations and dark stains throughout.
- 5.4. Repair wall damage (including inside wardrobe) and repaint.

|     | 5.5. Repair paint damage to bottom window sill and fill gap where window adjoins wall with silicone. |  |   |   |               |         |                     |  |  |  |  |  |  |
|-----|--|--|---|---|---------------|---------|---------------------|--|--|--|--|--|--|
|     | 5.6. Repaint to<br>patched.  | op of wind                                   | low sill with partia  | lly exposed nai                         | ls where hol  | es have | e been previously   |  |  |  |  |  |  |
|     |  |  |   |   |               |         |                     |  |  |  |  |  |  |
| 5 . | For information on pohttps://auspost.com.  | egins when to<br>ostage time<br>au/parcels-r | the resident is estimates from different location mail/calculate-postage e renter should keep e | ons please refer to<br>e-delivery-times | the Australia |         |                     |  |  |  |  |  |  |
|     | This notice was sent   | t on:  | 12 April 2022   | (insert date)                           |               |         |                     |  |  |  |  |  |  |
|     | This notice will be de   | elivered:                                    |   |   |               |         |                     |  |  |  |  |  |  |
|     | personally, for ex   | xample by h                                  | nand  |   | _             |         |                     |  |  |  |  |  |  |
|     | by registered pos  | st   | Expected delivery time  | ne                                      | (please see t | he Aust | ralia Post website) |  |  |  |  |  |  |
|     | Registered post trac   | king numbe                                   | er (if applicable)  |   |               |         |                     |  |  |  |  |  |  |
|     | by email (if conse   | ent has bee                                  | en provided by the rent   | tal provider)                           |               |         |                     |  |  |  |  |  |  |
|     | Email/postal add   | lress  | acurnow@hodges.co   | om.au                                   |               |         |                     |  |  |  |  |  |  |
| 6   | Signature of renter  |  |   |   |               |         |                     |  |  |  |  |  |  |
|     | Signature  | /  | Kyla Peyton   |   |               |         |                     |  |  |  |  |  |  |
|     | Name   | Kyle Peytor                                  | 1   |   |               | Date    | 12 April 2022       |  |  |  |  |  |  |

Subject: Re: Condition report and photo link - Unit 168/73 River St, Richmond VIC 3121

Date: Tuesday, 12 April 2022 at 11:10:05 am Australian Eastern Standard Time

From: Kyle Peyton

**To:** Ann Curnow, sarahayeslabella@gmail.com

Attachments: Inspection 168 73 River Street.pdf, image001.png, image002.png, image003.png,

image004.png, image005.jpg

#### Good morning:

Attached please find our completed inspection report for 168/73 River Street. There is a link in the document to a sharefile with our photos and videos. The link is also here for your convenience: https://www.dropbox.com/sh/095rig02quupom4/AACmlgOCx9jOtVSmFh35JxiHa?dl=0

From: Ann Curnow <ACurnow@hodges.com.au>

**Date:** Friday, 8 April 2022 at 10:30 am **To:** Kyle Peyton < Kyle.Peyton@acu.edu.au>

Subject: RE: Condition report and photo link - Unit 168/73 River St, Richmond VIC 3121

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

#### Hello Kyle

I am sorry you feel that way

The property is clean, it is old and there is damage but it is clean. When I do my inspections I take a white wet wipe and go over all surfaces, all of them were clean.

The smell would be due to the property being locked up with damp carpets, they had only just been shampooed

That ring won't come off, I tried to remove it and so did the cleaners It is noted on the condition report

In the bathroom, the tiles were re enamelled and they are not good enough and so the contractor, Bathroom Werx, are coming back to re do them As soon as they can give me a time frame your details will be passed to them to make an appointment

#### Kind regards,

Ann Curnow Senior Property Manager



#### South Melbourne

229 Park Street South Melbourne Victoria 3205

M: 0411 756 686 T: 03 9686 8860 F: 03 9686 6408

ACurnow@hodges.com.au

hodges.com.au











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Kyle Peyton < Kyle. Peyton@acu.edu.au>

Sent: Thursday, 7 April 2022 3:37 PM

To: Ann Curnow < ACurnow@hodges.com.au>

Subject: Re: Condition report and photo link - Unit 168/73 River St, Richmond VIC 3121

Hi Ann,

Thanks for the quick reply. This is quite disappointing to hear. I disagree that I signed the lease knowing that the property would be handed over in this condition. Obviously I wouldn't be able to see many of the issues with the carpets, walls, etc as the inspection occurred in March while the tenants were still occupying the unit with their furnishings. The smell I'm describing certainly was not there at inspection time.

I don't think i'm asking for much here. I just want a clean place to move into that is free of mould and mildew, and I think this is a fair request. To be clear, those are the things I'm asking for some resolution on now. The other stuff is mainly cosmetic and non-urgent. I understand that you had a cleaner in yesterday, but I'm telling you the unit is still filthy. Is it possible to have them come out and do the job again while I'm there? There were very obvious cleaning issues here when I came in. Aside from the walls and ceilings there was a ring of soap scum on the counter that could just be wiped off, for example. So I dispute the idea that they did a reasonably good job with this cleaning.

I'm really hoping to work with you to come up with an amicable solution here. I'm happy to organize the cleaning on my end and get reimbursed for the costs if that's easier. Would that be a suitable alternative?

Regarding the bathroom mould and mildew, I didn't follow what you wrote regarding Bathroom Werks. Can you please elaborate on this? Is this the company that is coming to fix the bathroom?

Thanks again.

Cheers, Kyle

Get Outlook for Android

From: Ann Curnow <<u>ACurnow@hodges.com.au</u>>
Sent: Thursday, April 7, 2022 1:29:22 PM

**To:** Kyle Peyton < <a href="mailto:Kyle.Peyton@acu.edu.au">Kyle.Peyton@acu.edu.au</a>>

Subject: RE: Condition report and photo link - Unit 168/73 River St, Richmond VIC 3121

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Kyle

The property was professionally cleaned yesterday and is in the same condition as it was when you inspected it

The issues with the tiles near the bath as re to be resolved as they were recently re-enamelled and so Bathroom Werx are re-attending

Ann

Kind regards,

Ann Curnow Senior Property Manager



#### South Melbourne

229 Park Street South Melbourne Victoria 3205

M: 0411 756 686 T: 03 9686 8860 F: 03 9686 6408

ACurnow@hodges.com.au

hodges.com.au



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Kyle Peyton < Kyle.Peyton@acu.edu.au >

Sent: Thursday, 7 April 2022 1:19 PM

To: Ann Curnow <ACurnow@hodges.com.au>

Subject: Re: Condition report and photo link - Unit 168/73 River St, Richmond VIC 3121

Thanks Ann, and great meeting you today! I will have our bit of the inspection report filled out and returned to you in the next few days.

I did go by the unit earlier today after picking up the keys and was quite disappointed with the cleanliness and general state of the unit. Some of the major issues that I want to flag now:

- 1. Both of the showers have mold/mildew throughout the tile grout, as well as along the caulked areas (e.g., where the glass meets the tile).
- 2. There is a rather foul odour throughout the unit. It's a sour/musty smell that I believe is symptomatic of mold/mildew.
- 3. The ceilings and walls throughout the unit are filthy. Everything is covered in a light black/grey soot, which suggests to me that they haven't been cleaned in quite some time.
- 4. More generally, the walls are riddled with scuff marks and indents throughout. There are also some pieces of wall missing in several areas (likely the prior tenants hung stuff on the wall and removed incorrectly). So the unit could do with a fair bit of wall repair. I can probably fix the major issues here with a trip to the hardware store and some gap filler but honestly I think the whole place should have a fresh coat of paint. I'm not sure that a proper cleaning would actually remove the black / grey sooty film covering the walls and ceilings, but it seems worth a try.
- 5. As the inspection report notes, the wood floors have some scratches and chips. These are not too bad. The carpets, however, are in poor condition. This is especially the case in the main bedroom where there are large stains and also pieces of carpet missing in several areas.

We are in a bit of a tight spot here as we have furniture deliveries happening tomorrow. As a first step, it seems reasonable to have a professional cleaner come into the unit ASAP to have a go at trying to clean the mold/mildew from the bathrooms and the black/grey film from the walls and ceilings.

Can we set something up for this to happen today? Please feel free to give me a ring on my mobile if that's easier: 0450370683. Many thanks and look forward to hearing from you.

Cheers, Kyle

#### **KYLE PEYTON**

Research Fellow in Political Science Institute for Humanities and Social Sciences Australian Catholic University

**P:** +613.9953.3405 **E:** <u>kyle.peyton@acu.edu.au</u>

W: kyle-peyton.com



From: Hodges South Melbourne < emaildelivery@console.com.au >

**Date:** Thursday, 7 April 2022 at 9:13 am **To:** Kyle Peyton < Kyle. Peyton@acu.edu.au >

Subject: Condition report and photo link - Unit 168/73 River St, Richmond VIC 3121

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

#### Hello Kyle

Just a quick message to say hi and introduce myself. I will be your property manager and point of contact here at Hodges for the duration of your tenancy at Unit 168/73 River St, Richmond VIC 3121. My contact details are below.

Please find attached a copy of the condition report for Unit 168/73 River St, Richmond VIC 3121 which has a link to the photos taken at the time of the inspection. Carefully check the report and add any other items you note as this report will be used to assess the condition of the property at the end of your tenancy.

Any maintenance items need to be emailed to me separately with a photo, not recorded on the condition report, so the Residential Rental Provider/s (RRP) instructions and approval in relation to repairs can be sought.

Kind regards

Ann Curnow Senior Property Manager Hodges South Melbourne acurnow@hodges.com.au 0411 756 686

acurnow@hodges.com.au 0411 756 686



Subject: RE: Maintenance Request approved - Unit 168/73 River St, Richmond VIC 3121

**Date:** Friday, 8 April 2022 at 3:52:30 pm Australian Eastern Standard Time

From: Ann Curnow

To: Kyle Peyton

Attachments: image001.jpg

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

There is nothing to be done.

Enamel work has been booked in to fix a cosmetic issue. There is nothing else wrong with the property

Kind regards,

Ann Curnow Senior Property Manager



#### South Melbourne

229 Park Street South Melbourne Victoria 3205

M: 0411 756 686 T: 03 9686 8860 F: 03 9686 6408

ACurnow@hodges.com.au

hodges.com.au













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From: Kyle Peyton < Kyle.Peyton@acu.edu.au>

**Sent:** Friday, 8 April 2022 3:39 PM

To: Ann Curnow <ACurnow@hodges.com.au>

Subject: Re: Maintenance Request approved - Unit 168/73 River St, Richmond VIC 3121

Thanks for the reply. Just to confirm, you have no intention of doing anything about the bathrooms within the 14 day period?

Kyle

Get Outlook for Android

From: Ann Curnow < ACurnow@hodges.com.au >

**Sent:** Friday, April 8, 2022 3:09:43 PM **To:** Kyle Peyton < <a href="mailto:Kyle.Peyton@acu.edu.au">Kyle.Peyton@acu.edu.au</a>>

Subject: RE: Maintenance Request approved - Unit 168/73 River St, Richmond VIC 3121

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

#### No worries

Kind regards,

Ann Curnow Senior Property Manager



#### South Melbourne

229 Park Street
South Melbourne Victoria 3205

M: 0411 756 686 T: <u>03 9686 8860</u> F: 03 9686 6408

ACurnow@hodges.com.au













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From: Kyle Peyton < Kyle. Peyton@acu.edu.au>

Sent: Friday, 8 April 2022 1:51 PM

**To:** Ann Curnow < <u>ACurnow@hodges.com.au</u>>

Subject: Re: Maintenance Request approved - Unit 168/73 River St, Richmond VIC 3121

Hi Ann,

This date is totally unacceptable as it's more than 3 months away. I've just spoken to Consumer Affairs Victoria today and reported everything that has happened. I have been advised by them that the period for non urgent repairs, which is what they have advised the bathroom issues are classified as, is 14 days. If both bathrooms are not repaired, including removal of mold/mildew in the tile and grout, within 14 days from

today then I will be filing a proceeding with VCAT.

Regarding the other issues, you will receive my full inspection report by Monday at the latest. If we cannot come to an arrangement regarding repairs based on conflicts over the inspection report then once 14 days have passed I will file another proceeding and we can handle all of that in VCAT as well.

It's disappointing that this is where our relationship is at less than 24 hours after the move in date, but you've made it crystal clear that this is the only way forward. Please notify the property owner at your earliest convenience. I am happy to speak with them directly if they would like to come to an amicable agreement and avoid formal proceedings.

Kyle

#### Get Outlook for Android

From: emaildelivery@console.com.au <emaildelivery@console.com.au> on behalf of Hodges South

Melbourne <<u>emaildelivery@console.com.au</u>> **Sent:** Friday, April 8, 2022 10:57:37 AM **To:** Kyle Peyton <<u>Kyle.Peyton@acu.edu.au</u>>

Subject: Maintenance Request approved - Unit 168/73 River St, Richmond VIC 3121

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Kyle

The contractor, Bathroom Werx, has been in contact and would like to attend and repair the tile enamel in the main bathroom

"This will be remedied under the guarantee and we would like to book the service for the 11/7/22 at 8am."

Please let me know if this time and date is suitable for you

If you have any questions, please contact me on 0411 756 686 or via email acurnow@hodges.com.au

Kind regards

Ann Curnow Senior Property Manager Hodges South Melbourne

acurnow@hodges.com.au

0411 756 686





### **Address of premises**

Unit 168/73 River St, Richmond VIC 3121

### **Renter names**

Kyle Peyton Sara LaBella

### Note:

Each renter that is a party to the agreement should sign this condition report.

Rental providers and renters should take photos of the premises. Photos should be taken close-up to show detail regarding the structure, fixtures or fittings being photographed and at a distance for perspective. Photos should be dated, labelled and attached to this condition report, in hard copy or electronically; they should identify the location or room. Photos may be useful in a dispute about the condition of the rented premises.

## Rental Provider/Agent

- 1. Inspect the premises.
- 2. Mark each item on the list clean, working, undamaged (where applicable).
- 3. Make a note of any extra items in the general comments section.
- 4. Give a signed copy of the report to the renter. Keep a copy for your own records.
- 5. Ask the renter to add their comments to the report, initial each page and return it to you.
- 6. If the renter disagrees about the condition of the premises, encourage them to discuss it with you. Comments can be recorded in the general comments section or by attaching a separate page.

Supporting documentation has been attached - Yes / No

- 7. Give a copy of the final report back to the renter.
- 8. You must keep a copy of the report for at least one year after the tenancy agreement ends.

### Renter

- 1. Inspect the premises.
- 2. Comment on any item where you disagree with the rental provider/agent, or if you believe the report does not reflect the true condition of the premises.
- 3. Talk to the rental provider/agent if you disagree about the condition of the premises.
- 4. Initial each page of the report and send it to the rental provider/agent.
- 5. The rental provider/agent must send you a copy of the final report. You may also want to make a copy for your own records.

| The renter/s have initially received a copy of this report on |                        |  |  |  |  |  |  |
|---|------------------------|--|--|--|--|--|--|
| Day THURSDAY  | Date <u>07/04/2022</u> |  |  |  |  |  |  |

| AC                             | KP                       | SL                |                   |                   |
|--------------------------------|--------------------------|-------------------|-------------------|-------------------|
| Rental Provider/agent initials | Renter 1 <u>initials</u> | Renter 2 initials | Renter 3 initials | Renter 4 initials |





Unit 168/73 River St, Richmond VIC 3121

## **Comments**

|                     | Condition of p    | remises at STA | RT of tenancy |               |  |  |                                       |  |
|---------------------|-------------------|----------------|---------------|---------------|--|--|---------------------------------------|--|
| Overall             |                   |                |               |               |  |  |                                       |  |
|                     | Clean             | Working        | Undamaged     | Photos        | Rental Provider/agent comments   | Rent<br>agre                             |                                       |  |
| Overall             | ~                 | ~              | ~             | 2             | Great two bedroom apartment on level with fantastic views Professionally clean including carpets   | No                                       | strong order of r<br>ceilings and wal | otos provided by Hodges are for a different unit. Unit 168 was filthy wi<br>mould/mildew. Walls scuffed and damaged throughout. Black soot covers.<br>Is. Carpets in main bedroom stained and riddled with holes. Mould/mi<br>at in bathrooms. Dead bugs in blinds, etc. Totally unacceptable condition  |
| Entry               |                   |                |               |               |  |  |                                       |  |
|                     | Clean             | Working        | Undamaged     | Photos        | Rental Provider/agent comments   | Rent<br>agre                             |                                       |  |
| Doors/walls/ceiling | ~                 | ~              | ~             | 5             | Black painted external door with '168' numeral plate, minor scratches. Internside, black painted, minor chips to pai very good condition. Walls and skirting white painted, minor marks. very good condition. Ceilings white painted, exceeding the condition. | nal <sub>No</sub><br>int,<br>g, off<br>d | 4                                     | Dirty, not clean. Inside of door is scratched along frame in several places. Indent approx. 80mm long above light-switch on dark painted wall as well as chipped paint and several small holes. Ceilings/walls in poor condition, with multiple areas of dark stains, especially visible along ceiling lines where wall and ceiling meet. Walls/ceiling have obviously not been painted or cleaned in some time. Absolutely not in "excellent condition". Poor/fair condition at best and in need of filler and paint. |
| Light fittings      | <b>✓</b>          | <b>✓</b>       | <b>~</b>      | 1             | Downlights X1, operational   | Yes                                      |                                       |  |
| Floor coverings     | <b>✓</b>          | <b>✓</b>       | <b>✓</b>      | 1             | Timber flooring, minor scratches/wea excellent condition   | ar, No                                   | 8                                     | Dirty, not clean. Timber flooring is scratched and chipped; in poor fair condition. Black sticky grime on floors which we removed with spot cleaning. Absolutely not clean or in "excellent condition".  |
| Dining Area         |                   |                |               |               |  |  |                                       |  |
|                     | Clean             | Working        | Undamaged     | Photos        | Rental Provider/agent comments   | Rent<br>agre                             |                                       |  |
| Walls/ceiling       | ~                 | ~              | ~             | 6             | Walls, large piece missing from paint, architrave and skirting off white painte marked, chips to edges, good condition ceilings white painted, minor marks, grondition   | ed,<br>on. All <sup>No</sup>             | 6                                     | Dirty, not clean. Large piece missing from wall approx 100cm wide. Several small holes on wall, with noticeable cluster above missing piece. Architrave/skirting are chipped and scuffed with black marks. More than 6 areas on wall where filler has been applied to previous holes and not painted. Dark stains all along ceiling lines where wall and ceiling meet. Not in good condition. In need of cleaning, filler, and repainting.   |
| Light fittings      | ~                 | ~              | <b>✓</b>      | 1             | Downlights X1, operational   | Yes                                      |                                       |  |
|                     |                   | KP             |               |               | SL   |  |                                       |  |
| AC                  | Renter 1 initials |                |               | Renter 2 init |  | er 3 initials                            |                                       | Renter 4 initials  |

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| Floor coverings                   | ~                 | ~        | <b>✓</b>  | 1              | Timber flooring, minor scratches/wear, ver<br>good condition  | ry <sub>No</sub> | 9                | Dirty, not clean. Timber flooring has countless scratches, chips and indents throughout. Fair/poor condition at best. Absolutely not in "very good condition".  |
|-----------------------------------|-------------------|----------|-----------|----------------|---|------------------|------------------|---|
| Power points                      | ~                 | ~        | <b>~</b>  | 1              | Double X1 + phone + data  | Yes              |                  |   |
| Bathroom                          |                   |          |           |                |   |                  |                  |   |
|                                   | Clean             | Working  | Undamaged | Photos         | Rental Provider/agent comments  | Renter<br>agrees | Renter<br>photos | Renter comments   |
| Doors/walls/ceiling               | ~                 | ~        | ~         | 11             | Door, fitted with privacy lock, 1X hook to<br>rear, and architrave off-white painted, off<br>white painted walls, marks and scuffs. Whi<br>painted ceiling minor marks, good condition  |                  | 19               | Dirty, not clean. Stains and discoloration throughout walls and ceilings. Poor condition, indicative that walls/ceilings have not been cleaned or painted in years. Architrave around wall adjoining tub area is damaged, including missing pieces and red stains. Nothing here is in "good condition".   |
| Light fittings                    | ~                 | ~        | <b>✓</b>  | 1              | Downlights X1 operational   | Yes              |                  |   |
| Floor coverings                   | <b>✓</b>          | <b>✓</b> | <b>✓</b>  | 3              | Dark brown tiles to floor and skirting, mino chips, some discoloration to grout, good condition   | or No            | 8                | Dirty, not clean. Significant variation in grout color throughout<br>the bathroom, with prominent clusters of discoloration near<br>laundry door, toilet, bath and wash basin. An eyesore, but grout is<br>intact and there are no major cracks in tiles. Fair condition.   |
| Bath/ Shower screen               |                   | ~        | ~         | 9              | Full sized bath with mosaic tile surrounds, good condition, no damage. fitted with diverter mixer tap, good condition. Frameless glass shower half screen, intact, mosaic tiled walls, good condition, fitted with standard shower head, soap dish, good condition, no damage |                  | 27               | Bath is disgusting. Likely pubic hairs discovered on inspection. Tub is discolored and stained, likely from lack of cleaning. The drain is clogged with hair and the water is very slow to evacuate. Drain should be serviced by plumber to remove clog. Mould/mildew prominently featured throughout tile grout and accumulated on silicone attaching tub to glass shower screen. Silicone should be removed and replaced to prevent further rot and mitigate mould/mildew accumulation. External area below glass is chipped. Poor condition overall. |
| Wash basin/vanity                 | ~                 | <b>✓</b> | ~         | 4              | Square porcelain basin fitted with mixed tap, on marble benchtop, good condition of stainless steel stand, good condition, no damage  | on No            | 3                | Dirty. Back two legs of stainless steel stand are covered in grime, and both feature long red stains. A proper cleaning prior to move-in may have remedied this. Wall to the left side of stand is chipped.   |
| Mirror/cabinet                    | <b>✓</b>          | ~        | <b>✓</b>  | 3              | Double mirrored door cabinet, minor damage to mirror edge, dark painted interior, clean and empty, good condition   | No               | 4                | Damage to mirror edge is a rust colored half circle, about the size of a 2 dollar coin, located on the bottom left edge. This will require new mirror to correct. It's not minor damage. A 3M hook is affixed to the right side of the cabinet and will   |
| Towel rails                       | <b>✓</b>          | <b>~</b> | ~         | 2              | Double X1 plus toilet roll holder   | Yes              |                  | likely remove paint if uninstalled.   |
| Power points                      | ~                 | ~        | <b>~</b>  | 1              | Double X1   | Yes              |                  |   |
| Exhaust fan                       | ~                 | ~        | ~         | 1              | HPM in-line exhaust fan<br>Clean  | Yes              |                  |   |
| Toilet                            | ~                 | ~        | ~         | 2              | Standard dual flush suite, clean  | Yes              | 2                | Chipped wall to right of toilet. Wall damage around toilet roll holder  |
| Laundry                           |                   |          |           |                |   |                  |                  |   |
|                                   | Clean             | Working  | Undamaged | Photos         | Rental Provider/agent comments  | Renter<br>agrees | Renter<br>photos | Renter comments   |
|                                   | KP                |          |           | SI             | ,   |                  |                  |   |
| AC Rental Provider/agent initials | Renter 1 initials |          |           | Renter 2 initi |   | tiala            |                  | Renter 4 initials   |

| Rental Provider/agent initials | Renter 1 initials |          | I         | Renter 2 init | ials Renter 3 initial  | s                |               | Renter 4 initials  |
|--------------------------------|-------------------|----------|-----------|---------------|--|------------------|---------------|--|
| AC                             | KP                |          |           |               | SL   |                  |               |  |
| Oven/griller                   | <b>✓</b>          | <b>✓</b> | <b>✓</b>  | 2             | 'Smeg' stainless oven/grill, clean   | No               | 1 ,           | working and needs to be fixed. Minor scratches on oven from prior use.   |
| Stove top                      | <b>✓</b>          | <b>✓</b> | <b>✓</b>  | 2             | 'Omega' ceramic cooktop, very good condition   | Yes              | -             | The oven is actually pretty clean, but the internal oven light is not  |
| Sink/taps                      | <b>✓</b>          | <b>✓</b> | <b>✓</b>  | 2             | Stainless sink fitted with mixer tap, very good condition, no damage   | Yes              |               |  |
| Bench tops/tiling              | ~                 | ~        | <b>✓</b>  | 7             | Black Caesar stone benchtops, ring mark<br>near sink, with yellow mosaic tile<br>splashback, very good condition   | No               | 5             | The ring mark was soap scum. We wiped it away using a sponge with soap and water. Had the unit been properly cleaned this mar would not have been there. Yellow splashback has no major crack or chips. Some discoloration of grout and tile, plus minor scuffs/ stains. Dirty but fair/good condition overall.  |
| Cupboards/drawers              |                   | ~        | ~         | 23            | Off white laminated overhead cupboards, with dark laminated drawers and lower cabinets, white laminated interior, clean and empty, very good condition Manuals in bottom drawer          | No               | 4             | Cabinet door chipped above sink. The roller door that opens the cupboard to the left of the sink is damaged. The sliding mechanisms are not even secured and the roller door therefore does not open and close properly. This needs to be repaired so that it's at least operational.  |
| Floor coverings                | ~                 | ~        | <b>✓</b>  | 2             | Timber flooring, 1X area of dents, minor wear, very good condition   | No               | 4             | of the floor is scratched and dented than not. Floors are in poor/f condition at best. Not "very good condition". Damage not indicat of "minor wear".  |
| Light fittings                 | <b>✓</b>          | <b>~</b> | <b>✓</b>  | 1             | Downlights X4, operational   | Yes              |               | Dirty, not clean. Multiple areas with dents and scratches. More a  |
| Walls/ceiling                  | <b>✓</b>          | <b>✓</b> | <b>✓</b>  | 6             | Walls and skirting, off white painted, minor marks. chips tp edges, good condition. Ceilings white painted, marks, good condition  | No               | 6             | Walls/ceilings are filthy, covered with dark stains and soot. Especially prominent near lights, and where ceiling edges meet walls. Discoloration above cabinets as well. Wall that adjoins right of fridge cabinet has multiple chips and indents. Need gap filler and repainting. Poor condition overall.  |
|                                | Clean             | Working  | Undamaged | Photos        | Rental Provider/agent comments   | Renter<br>agrees | Renter photos | Renter comments  |
| Kitchen                        |                   |          |           |               |  |                  |               |  |
| Power points                   | ~                 | <b>~</b> | ~         | 1             | Double X1  | Yes              |               |  |
| Wash tubs                      |                   | <b>✓</b> | <b>✓</b>  | 9             | Stainless wash tub fitted with mixer tap, white tiles as splashback, white cabinet beneath, very good condition, some damage to base, clean and empty. Taps wall mounted                 | No               | 6             | Wash tub is very scratched up. Damage to wall above splashback. Taps work. Fair condition overall.   |
| Floor coverings                | <b>✓</b>          | <b>✓</b> | <b>✓</b>  | 1             | Brown tiles to floor and skirting, some discoloration to grout, very good condition  | No               | 1             | Dirty. Grout is discolored and tiles are scratched in multiple areas. Fair condition, not "very good condition".   |
| Light fittings                 | ~                 | ~        | ~         | 1             | Downlight X1, operational  | Yes              |               |  |
| Doors/walls/ceiling            | ~                 | <b>~</b> | <b>✓</b>  | 9             | Bi fold doors with metal handle, off white<br>painted walls, scuffs and marks, water<br>damage in parts, dryer bracket, poor<br>condition. All ceilings white painted, good<br>condition | No               | 10            | Dirty, not clean. The dryer bracket is not functional and shoul be removed. Significant damage to wall on right of wash tub, with multiple chips, indents, and areas of wall peeling off. Exhaust fan above w/d area is not operational and needs repai Agreed regarding poor condition of walls and evidence of wat damage. Doors operational. Fair/Poor condition overall. |

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| ental Provider/agent initials | Renter 1 initials |          |           | Renter 2 initi | ials Renter 3 initials  | 5                |                  | Renter 4 initials   |
|-------------------------------|-------------------|----------|-----------|----------------|---|------------------|------------------|---|
| .C                            | KP                |          |           | SL             |   |                  |                  |   |
|                               |                   |          |           |                |   |                  |                  |   |
| Windows                       | ~                 | ~        | ~         | 8              | 1X windout type window, + 1X L shaped fixed panel, all intact, very good condition, no damage Paint damage to sill  | No               | 7                | Minor scratches on fixed panel window. Window tinting scratched all along corner that adjoins panel with opening window. Paint damage + scratches along window sill on bottom Discoloration and poorly patched/unpainted holes on top whe roller blinds are installed.                                    |
| Doors/walls/ceiling           | <b>✓</b>          | ~        | ~         | 10             | Off white painted door, marked and scuffed, walls, architrave and skirting off white painted, marked, chips to edges. All ceilings white painted, marked, very good condition | No               | 12               | Walls/ceilings are filthy, covered with dark stains and soot. Especially prominent discoloration where ceiling edges meet walls. Prominent 10cm long missing piece of wall on the side near the main bedroom. Multiple scuffs and dents throughout. Needs gap filler and repainting. Fair/poor condition. |
|                               | Clean             | Working  | Undamaged | Photos         | Rental Provider/agent comments  | Renter<br>agrees | Renter<br>photos | Renter comments   |
| Bedroom 2                     |                   |          |           |                |   |                  |                  |   |
| Balcony                       | ~                 | <b>✓</b> | <b>✓</b>  | 23             | Grey tiled flooring, with metal balustrades/railings, decorative timber beams and amazing views   | No               | 7                | The air conditioner intake unit on balcolny is filthy. When is the last time the filters were inspected for cleaning/replacement?  There is significant wall damage under the light on the balcony  |
| Air conditioner               | ~                 | <b>~</b> | ~         | 2              | 'Daikin' inverter with remote   | No               | 2                | Filthy. Filter/screen covered in dirt and dust. Vents caked with grime/dirt/dust. Very old unit that is surely fully depreciated. Should be replaced.   |
| Power points                  | <b>✓</b>          | <b>~</b> | ~         | 1              | Double X1 + phone + TV  | Yes              |                  |   |
| Floor coverings               | <b>✓</b>          | ~        | ~         | 6              | Timber flooring, minor wear and scratches, very good condition  | No               | 21 is in         | ssing from floorboard by painted wall, approx 1.5 meters. Floor fair/poor condition, not "very good" condition. Damage noticative of "minor wear". Floors should be replaced.   |
| Light fittings                | <b>✓</b>          | <b>~</b> | <b>~</b>  | 2              | Downlights X4, operational  | Yes              |                  | atches, chips and dents dominate the floor area. Strip of lam   |
| Blinds                        | <b>✓</b>          | <b>✓</b> | ~         | 2              | 2X Holland blind, chain operated, creased and marked, good condition  | No               | 17               | Filthy. Multiple crease marks along the width of both blinds. Both blinds are riddled with dead bugs and insects Poor condition. Both blinds need to be replaced.   |
| Windows                       | <b>✓</b>          | <b>✓</b> | ~         | 6              | Fixed panel X2 plus sliding door to balcony, no damage, all intact.   | Yes              |                  |   |
| Walls/ceiling                 | ~                 | <b>~</b> | ~         | 15             | 'Charcoal' painted feature wall and skirting, chipped and marked, other walls and skirting off white painted, good condition. Ceilings white painted, marked, good condition  | No               | 17               | Walls/ceilings are filthy, covered with dark stains and soot. Especially prominent discoloration near lights, and where ceili edges meet walls. Charcoal feature wall is chipped, marked, an indented in multiple places. In need of gap filler and repainting Fair/poor condition at best.               |
|                               | Clean             | Working  | Undamaged | Photos         | Rental Provider/agent comments  | Renter<br>agrees | Renter<br>photos | Renter comments   |
| Living Area                   |                   |          |           |                |   |                  |                  |   |
| Power points                  | ~                 | <b>~</b> | ~         | 3              | Double X1 + single X2   | Yes              |                  |   |
| Dishwasher                    | <b>✓</b>          | <b>~</b> | <b>~</b>  | 3              | 'Dishlex' stainless dishwasher, clean   | Yes              |                  |   |
| Rangehood                     | <b>✓</b>          | <b>~</b> | ~         | 1              | 'Omega' slide out rangehood, filters clean<br>(Light globe x2 provided)   | No               | 2                | Plastic covering for light globes is broken near screw hole. We replaced light globes but only one light works. Needs repair.   |



| Blinds                         | <b>✓</b>          | <b>✓</b> | <b>✓</b>  |               | 2X Holland blind, chain operated, cre  | eased No                    | 5 does not<br>working | d is in working condition, but the other has a broken chain and operate properly. The edge of the broken blind is frayed. The blind is in fair/poor condition with creases, marks, and dead ects. Both should be replaced.   |
|--------------------------------|-------------------|----------|-----------|---------------|--|-----------------------------|-----------------------|--|
|                                |                   |          |           |               | and marked, good condition   |                             |                       | cets. Both should be replaced.   |
| Light fittings                 | <b>~</b>          | <b>~</b> | <b>~</b>  | 1             | Downlights X2, operational   | Yes                         |                       |  |
| Floor coverings                | <b>✓</b>          | <b>✓</b> | <b>✓</b>  | 3             | Dark colored carpets, professionally cleaned, good condition   | No                          |                       | scolored carpets with hues of green, brown, and grey. Small and missing pieces in some areas. Poor condition and should be ed.   |
| Wardrobe                       | <b>✓</b>          | <b>~</b> | <b>~</b>  | 9             | Double sliding door robe with shelf a hanging rail, minor marks to rear wall and empty   |                             | 5 p                   | Vardrobe is empty but not clean. Significant marks on walls, articularly above shelving areas. Needs cleaning and epainting. Carpet should be replaced.  |
| Power points                   | <b>✓</b>          | <b>~</b> | <b>~</b>  | 3             | Double X2 + single X1  | Yes                         |                       |  |
| Bedroom 1                      |                   |          |           |               |  |                             |                       |  |
|                                | Clean             | Working  | Undamaged | Photos        | Rental Provider/agent comments   | Renter<br>agrees            | Renter<br>photos      | Renter comments  |
| Doors/walls/ceiling            | <b>✓</b>          | <b>✓</b> | <b>✓</b>  | 12            | Off white painted door, 1X hook to remarked and scuffed, walls, architrave skirting off white painted, marked, chedges. All ceilings white painted, marked very good condition | e and<br>hips to $_{ m No}$ | 12                    | Walls/ceilings are filthy, covered with dark stains and soot. Especially prominent discoloration where ceiling edges meet walls. Multiple scuffs and dents throughout. Significant areas of stain/discoloration on wall across from wardrobe. Poor condition. Needs cleaning, gap filler and painting. Nothing is in "very good condition" here. |
| Windows                        | ~                 | ~        | ~         | 4             | Fixed panel X1 plus sliding door to ba<br>no damage, all intact.   | llcony, Yes                 |                       |  |
| Blinds                         | <b>✓</b>          | <b>✓</b> | <b>✓</b>  | 1             | 1X Holland blind, chain operated, crea   | ased,<br>No                 | 14                    | Blind is operational but in very poor condition. It is filthy, an covered in dead bugs and insects when unrolled. The edges are fraye with clear damage to both sides. Poor condition. Needs to be replaced  |
| Light fittings                 | <b>✓</b>          | ~        | <b>~</b>  | 2             | Downlights X3, operational   | Yes                         |                       |  |
| Floor coverings                | <b>✓</b>          | <b>✓</b> | <b>✓</b>  | 8             | Dark colored carpets, professionally cleaned, damage to several areas  | No                          | 14                    | Disgusting old discolored carpet with a strong odor of mold/mildew. Significant damage with multiple stains and missing pieces of carpet throughout. Very poor condition. Needs to be replaced.  |
| Wardrobe                       | <b>✓</b>          | ~        | ~         | 13            | Triple sliding door robe with shelf and hanging rail, minor marks to rear wall and empty   |                             | 10                    | Dirty. Significant marking, scuffing, and staining throughout the wardrobes, particularly above the shelving units and near floors. Needs cleaning and repainting. Poor condition.   |
| Power points                   | <b>✓</b>          | <b>✓</b> | <b>✓</b>  | 4             | Double X3 (1x cover damaged) + singl<br>TV, phone and data   | le X1 +                     |                       |  |
| Balcony                        | <b>✓</b>          | <b>✓</b> | <b>✓</b>  | 5             | Grey tiled flooring, with metal balustrades/railings, clean  | No                          | 8                     | Dirty, including pile of white/grey goo on one of the tiles. Wall to left of door is scuffed and riddled with small holes.   |
| Ensuite                        |                   |          |           |               |  |                             |                       |  |
|                                | Clean             | Working  | Undamaged | Photos        | Rental Provider/agent comments   | Renter<br>agrees            | Renter<br>photos      | Renter comments  |
|                                |                   |          |           |               |  |                             |                       |  |
| AC                             | KP                |          |           |               | SL   |                             |                       |  |
| Rental Provider/agent initials | Renter 1 initials |          |           | Renter 2 init | ials Rente   | er 3 initials               |                       | Renter 4 initials  |

| ental Provider/agent initials | Renter 1 initials | i .      | F         | Renter 2 initia | als Re   | nter 3 initials         |                  |  | Renter 4 initials   |
|-------------------------------|-------------------|----------|-----------|-----------------|--|-------------------------|------------------|--|---|
| .C                            | KI                | )        |           |                 | SL   |                         |                  |  |   |
|                               |                   |          |           |                 |  |                         |                  |  |   |
| Keys/fobs                     | <b>✓</b>          | <b>✓</b> | <b>~</b>  | 1               | 2X apartment keys, 2X security fob<br>letterbox key  | os, 1X                  | Yes              |  |   |
| Hot water system              | ~                 | <b>✓</b> | <b>✓</b>  | 1               | 'Steibl' located in laundry  |                         | Yes              |  |   |
| Electrical safety switches    | ~                 | <b>~</b> | <b>~</b>  | 1               | Off  |                         | Yes              |  |   |
| Security devices              | ~                 | <b>~</b> | <b>✓</b>  | 1               | Security access fob and video inter  | rcom                    | Yes              |  |   |
| Smoke alarms                  | ~                 | <b>~</b> | <b>~</b>  | 1               | Serviced annually  |                         | Yes              |  |   |
|                               | Clean             | Working  | Undamaged | Photos          | Rental Provider/agent comments   |                         | Renter<br>agrees | Renter<br>photos                       | Renter comments   |
| General                       |                   |          |           |                 |  |                         |                  |  |   |
| Exhaust fan                   | ~                 | ~        | <b>✓</b>  | 1               | HPM in-line exhaust fan<br>Clean   |                         | Yes              |  |   |
| Power points                  | ~                 | ~        | <b>~</b>  | 1               | Double X1  |                         | Yes              |  |   |
| Toilet                        | ~                 | <b>~</b> | ~         | 2               | Concealed cistern, dual flush, clear   | n                       | Yes              |  |   |
| Towel rails                   | <b>✓</b>          | ~        | <b>✓</b>  | 2               | Double X1 + toilet roll holder   |                         | Yes              |  |   |
| Mirror                        | <b>✓</b>          | <b>✓</b> | <b>✓</b>  | 2               | Large wall mounted mirror, intact, damage  | no                      | Yes              |  |   |
| Wash basin/vanity             | ~                 | <b>✓</b> | ~         | 7               | Square porcelain basin, hairline cra<br>fitted with mixer tap, sits on marble<br>benchtop, all in excellent condition<br>laminated cabinets beneath with w<br>laminated interior all clean and em<br>good condition, no damage | e<br>n. Dark<br>vhite   | No               | dam<br>and<br>10 linii<br>seve<br>basi | inets and marble are fine. Sink basin is prominently cracked naged. Area behind tap that connects to wall is missing silico contains approx 180mm long strip of black mould. Silicone ng on right of benchtop is not intact, protruding onto bencheral areas. Silicone needs to be replaced all along the back of m, and the mouldy area behind the tap needs repair as well. I dition in all areas where moisture accumulates. |
| Shower recess                 | <b>✓</b>          | <b>✓</b> | <b>✓</b>  | 8               | Frameless glass screen, intact, fitte<br>standard shower head and soap dis<br>painted mosaic tiles to walls and be<br>areas chipped, good condition  | sh, white               | No               | 12                                     | Tiles are chipped throughout and grout is discolored in severareas. Mould/mildew in areas of tile grout at bottom of shower. Fair/poor condition and in need of repairs.  |
| Floor coverings               | <b>✓</b>          | <b>✓</b> | <b>✓</b>  | 2               | Brown tiles to floor and skirting, so discoloration, excellent condition   | ome grout               | No               | 15                                     | Discoloration of grout is the norm rather than the exception here. No cracks to tiles or major scratches. Good condition not "excellent condition".   |
| Light fittings                | ~                 | ~        | <b>~</b>  | 1               | Downlights X1, operational   |                         | Yes              |  |   |
| Doors/walls/ceiling           | ~                 | ~        | ~         | 8               | Off white painted door, marked an walls, damage near door, and archi white painted, marked, chips to ed ceilings white painted, very good c  | itrave off<br>Iges. All | No               | 16                                     | Walls/ceilings are filthy, covered with dark stains and soot. Especially prominent discoloration where ceiling edges mee walls. The discoloration/staining above the mirror is horrendous. There is wall damage above the lightswitch. Architrave is chipped and missing paint. Very poor condition overall. Needs cleaning, gap filler and painting.   |

| Wheelie & recycle bins   | ~        | ~        | ~        | 3 Communal, chute on each floor plus<br>recycling in carpark near lifts. Hard rubbish<br>cage located in Riviera Lane | Yes |
|--------------------------|----------|----------|----------|---|-----|
| Pool/equipment           | <b>✓</b> | ~        | ~        | 2 Common area for use of residents, refer to<br>'Riviera' manual for rules surrounding use                            | Yes |
| Street number/letter box | <b>~</b> | ~        | ~        | 3 Located in main entry foyer   | Yes |
| Garage/car park space    | <b>✓</b> | <b>✓</b> | <b>✓</b> | 3 Car space #82 located on lower ground level, enter via ramp turn left   | Yes |
| Grounds/garden           | ~        | ~        | ~        | 3 Common area for use of residents, refer to<br>'Riviera' manual for rules surrounding use                            | Yes |



## Inspection Agent Photos

Please click the link below to download the inspection photos from agent:

https://archive.console.com.au/eb5ea004-0419-4bf5-9242-7412e5193d95

Please note that inspections are carried out visually only as property managers hold no other qualification or representation other than that of a Property Agent.

KP SL AC Rental Provider/agent initials Renter 1 initials Renter 2 initials Renter 3 initials Renter 4 initials





Unit 168/73 River St, Richmond VIC 3121

## **Communications**

|   | Yes/No |
|---|--------|
| Is a telephone line connected to the rental premises?                     | Υ      |
| Is an internet line connected to the rental premises?                     | Υ      |
| Is the rental premises connected to the national broadband network (NBN)? | Yes    |

### **Describe NBN Connection**

NBN connection is Fibre to the Building, with a maximum speed of 100MBPS as of 8 April 2022. Current connection is through Aussie Broadband.

### **Location of NBN Connection**

The port for internet is located in the dining area. None of the other wall ports currently work for NBN access.

## **Information Regarding Safety**

| Date of last compliance check for pool barrier: |          |
|---|----------|
| Date of last smoke alarm test:                  | 09/03/22 |
| Date of last electrical safety check:           | 09/03/22 |
| Date of last gas safety check:                  |          |

AC SL SL Rental Provider/agent initials Renter 1 initials Renter 2 initials Renter 2 initials Renter 3 initials Renter 3 initials





Unit 168/73 River St, Richmond VIC 3121

| Additional Comment  | s / Information  |   |  |  |
|---|--|---|--|--|
|   |  |   |  |  |
|   |  |   |  |  |
| Renter Comments   |  |   |  |  |
| prior. However, the unit was turned over poor condition of carpets and bathroom reimbursement. None of these requests we email is still in the main bedroom and | to us dirty and in generally poor condition<br>) were communicated to Ann via email on<br>were seriously considered. Ann simply state<br>I (Kyle) have been waking up with headactes<br>so via email we also learned that there is sor | n, as detailed in the inspection report. Major issue<br>Thursday April 7th. We asked for a cleaner to coned that the unit had been cleaned and nothing was<br>hes every day. Had the unit been properly cleaned | es, such as smell of mould/mildew throughout the<br>me out before our lease start date of 8 April mul<br>s wrong with the unit. The mould/mildew smell<br>to there would not have been grime on the floors | he unit (concentrated in the main bedroom, probably due to tiple times, and even offered to arrange one and seek l which Ann suggested was due to carpet cleaning via s, a soap scum ring on the kitchen benchtops, hair in the eted in July 2022, more than 3 months after our lease started. |
| over the course of a 12 month lease, and<br>tenants. We suspect the carpets have not<br>Consumer Affairs Victoria regarding the                                 | the state this unit was turned over to us is been replaced or walls cleaned/painted/repeatate of the unit and intend to start the pro-   | unacceptable for that price. It is unreasonable to r<br>paired since the building was constructed. We hav   | efuse requests for a clean unit with basic repairs<br>re been reasonable with our initial requests and   | nerefore in dispute. We are paying close to \$30,000 AUD is and maintenance that should have been done in between this has not been reciprocated. We have therefore contacted naintenance and repairs to be done here. In addition to the  |
| Link to photos and videos: https://www.   | dropbox.com/sh/095rig02quupom4/AACr  | nlgOCx9jOtVSmFh35JxiHa?dl=0   |  |  |
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|   | I/D  | SL  |  |  |
| AC Rental Provider/agent initials   | Renter 1 initials  | Renter 2 initials   | Renter 3 initials  | Renter 4 initials  |





## **Entry Inspection Report**

Unit 168/73 River St, Richmond VIC 3121

Renter disclaimer: I have read the rental provider's/agent's report and agree except where I have commented in this report. Note: Each renter must sign this report. Renters should return one copy to the rental provider and keep the other copy in a safe place.

Ann Curnow

06/04/2022

12/04/2022

Sara LaBella

12/04/2022

Rental Provider/agent Signature

Date

Renter 1 Signature

Date Renter 2 Signature

Date Renter 3 Signature

Date Renter 4 Signature

Date

consolectoud

Hodges South Melbourne, 229 Park Street, South Melbourne, VIC, 3205