

The importance of entry condition reports



The Real Estate
Institute of
Queensland Ltd

Phone (07) 3249 7347
Fax (07) 3249 6211
www.reiq.com.au

When you first move into your new rented home, sometimes you're so busy unpacking and settling in the last thing you are worried about is paperwork.

But as well as signing the lease and organising the bond, the entry condition report also needs to be completed in the first few days of living in your new rented home.

Real Estate Institute of Queensland (REIQ) managing director Dan Molloy said the desired outcome for all parties is for a tenancy to begin, and end, in agreement. A thorough entry condition report helps to achieve this mutual goal.

"It might not seem significant at the time, but it is important that a tenancy begins with the end in mind. This can help prevent any disagreements at the end of a tenancy," he said.

"Under the *Residential Tenancies and Rooming Accommodation Act*, the tenant should be given two signed copies of the entry condition report on or before the day they take possession of the property.

"This is commonly presented on the day they move. The tenant has three days - not working or business days - to note any more comments on the report and return a signed copy to the agent."

It is imperative that the tenant completes an entry condition report properly.

"While it may not be a major issue at the time of moving in, when it comes time to move out and collect your bond, it can be the difference between getting the bond back or not," he said.

"Unfortunately, most people don't understand the importance of the form until it's too late.

"As tedious as it may seem, tenants and agents/lessors need to record every last detail so that when it comes time to move out at the end of the tenancy, there is absolutely no confusion as to whether or not a mark on the wall or stain on the carpet was already there."

Information recorded on an entry condition report could also be used as evidence before the Queensland Civil and Administrative Tribunal if a dispute should arise.

Further information on the rental process and tenancy law is freely available on the RTA website at www.rta.qld.gov.au.

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