

TIPS FOR TENANTS

Getting Your Bond Back

At the end of the tenancy, the managing agent will inspect the property and prepare a Property Condition Report (PCR) to ensure it is in the same condition as at commencement of the lease (taking into consideration fair wear and tear).

This is done by comparing the state of the property against the initial PCR - a mandatory document required to be completed at the start of a new tenancy.

The completed initial PCR is agreed to and signed by the landlord (or the managing agent on their behalf) at the commencement of the lease and sent to the tenant within seven days of the tenant occupying the premises.

From here, tenants typically receive some or all their bond money back, depending on the condition of the property.

Bond disputes

Sometimes an outgoing tenant's view of what constitutes 'fair' wear and tear differs to that of the owner's or property manager's view.

This can lead to a disagreement over what amount of the bond is disbursed.

Sometimes the tenant will leave smaller tasks, like cleaning the oven or mowing the lawn, to the owner and give permission for the costs of rectifying them to be deducted from their bond.

Occasionally, an agreement cannot be reached and the amount of the bond to be disbursed remains in dispute. In these situations, the initial and end of tenancy PCRs are relied upon to determine what damage, if any, occurred during the tenancy.

It is important tenants ensure the PCR is accurate at the commencement of the lease. Make sure you agree with each item listed in the PCR and bring any items you think may have been overlooked to the attention of your property manager in writing within seven days of receiving the PCR.

