



## TIPS FOR TENANTS

### KNOW YOUR PROPERTY CONDITION REPORT

The Property Condition Report (PCR) is a written report that describes the condition of your rented property when you move in and move out.

In Western Australia, a landlord or property manager must prepare the PCR at the beginning and ending of the tenancy agreement.

As a tenant you will be supplied a your Property condition report via a portal link which with easy to follow steps on how to complete the document.

You will receive a fully executed copy of the ingoing reports once you have completed and submitted any amendments you may have.

If the dispute proceeds to the Magistrates Court, then decisions will heavily rely upon the information in the PCRs.

### What is means for Tenants?

Knowing what the PCR contains is essential to your rights as a tenant. It is important you take the time to thoroughly check the PCR including fixtures and fittings.

Ensure that the initial PCR accurately reflects the condition of the premises. As time passes your memory may not be as clear as when first moving in, so an accurate PCR can save you a lot of money and hassle when it comes to your last inspection and getting your bond back.

When moving into a new place, the last thing many tenants want to do is diligently inspect every crevice of the house, but it's these minor issues that become the very cause of disagreements between the landlord/property manager and the tenant during the final inspection.

You have seven days to disagree with any information in the PCR after you get it, so if you believe it is not accurate, use this time to address any concerns.

At the end of the tenancy and prior to handing the premises back to the landlord or property manager, refer to the original PCR and ensure that the premises, with the exception of fair wear and tear, reflect the description in the original PCR.

The landlord or property manager will prepare and provide you with a final PCR within 14 days after the termination of the tenancy.

Ensuring you maintain good communication with your landlord or property manager will ensure a smooth process when or if any issues arise.

Important things to note in the PCR are:

- Any damage big or small should be noted and photographed.
- The report can be adapted to suit the premises if need be.
- A PCR should be completed whether or not a rental bond is taken.
- A PCR is not needed if the same tenants renew a tenancy agreement.
- Once the landlord or property manager completes the PCR, they must give two copies of the PCR to the tenant so they can examine and if necessary return one copy back that shows any disagreement.

When the tenancy comes to an end, the landlord or property manager will determine if there has been any damage to the property based on comparing the initial and final PCRs – taking into account fair wear and tear.

