

Fact Sheet 4:

Property Condition Reports (PCRs)

As a tenant you have rights under the *Residential Tenancies Act 1987* (the Act). This fact sheet explains the law in Western Australia about Property Condition Reports (PCRs) and incorporates the changes made to the Act, which came into effect on 1 July 2013.

What is a Property Condition Report (PCR)?

A PCR is a report that describes the condition of your rented premises when you move in and move out. From 1 July 2013 PCRs are compulsory.

Why are PCRs important?

When a tenancy ends the PCR will be used as evidence should there be a dispute between you and the lessor about maintenance and repairs or about the return of bond money.

How is the PCR prepared?

When you rent a property the lessor must give you two copies of the PCR within 7 days of you moving in. Check the report carefully and change anything you disagree with on both copies. Keep a copy of the changes and send one copy back to the lessor within 7 days of receiving it.

If you do not return a copy of the changes to the lessor, you are considered to have agreed with the one you were given.

What if I have not received a PCR?

You should contact the lessor if you have not received two copies of the PCR within 7 days of moving into the premises. If the lessor refuses or ignores your request for a PCR, then you should contact the Department of Commerce and Consumer Protection on 1300 30 40 54 or go to www.commerce.wa.gov.au

What happens at the end of the tenancy?

When you leave the property the lessor must give you another updated PCR within 14 days. You must also be given a reasonable opportunity to be present at the final inspection.

Some tips for completing a PCR:

- Do your inspection with an independent witness. This can be any adult who will not be and has not been living at your place and would be prepared to act as your witness if needed.
- Both you and your witness should sign and date the PCR.
- Don't forget to include the outside of the property including yards (back, front, sides), sheds, garages, letterbox, driveway, etc.
- Take photographs of any damage to the property when you move in as this will be important evidence if there is a dispute.
- Return one copy of the PCR to the lessor within 7 days of receiving it.
- Keep one copy of the PCR for your records.

What to look out for:

- Cracks, chips, holes, peeling paint, water stains.
- Worn or stained floor coverings.
- Mould, dust, grease, grime, dirt, oil, cobwebs.
- Dripping taps or deteriorated fly wire.
- Weeds, dry patches, dying plants, overgrowth.
- Problems with hot water, stove, reticulation.
- Problems with locks, doors or windows.
- Signs of mice or cockroaches.

If you have any questions about the topics discussed in this fact sheet please contact your local tenancy advocate or the Department of Commerce on 1300 30 40 54 or go to www.commerce.wa.gov.au

METROPOLITAN: Fremantle Community Legal Centre (Fremantle) (08) 9432 9790 www.fremantle.wa.gov.au | Gosnells Community Legal Centre (Gosnells) (08) 9398 1455 www.gosclc.com.au | MIDLAS (Midland) (08) 9250 2123 www.midlas.org.au | Northern Suburbs Community Legal Centre Inc. Mirrabooka: (08) 9440 1663 Joondalup: (08) 9301 4413 www.nsclegal.org.au | SCALES, Rockingham: (08) 9550 0400 www.law.murdoch.edu.au/scales | Sussex Street Community Law Service Inc. (Victoria Park) (08) 6253 9500 www.sscls.asn.au | Welfare Rights & Advocacy Service (Perth) (08) 9328 1751 www.wraswa.org.au | **REGIONAL:** Albany Community Legal Centre Inc. Albany: (08) 9842 8566, Free call: 1800 606 060 www.albanyclc.com.au | Agencies for South West Accommodation (ASWA), Bunbury: 08 9791 1877 www.glcl.com.au | Geraldton Resource Centre, Geraldton 08 9938 0600 www.grc.asn.au | Goldfields Community Legal Centre, Kalgoorlie: (08) 9021 1888 www.glcl.com.au | Kimberley Community Legal Services, Kununurra: (08) 919 3100 Free Call: 1800 686 020 | Peel Community Legal Service Inc. (Mandurah) (08) 9140 1613 www.peelclc.com.au | Pilbara Community Legal Service Karratha: 08 9185 5899 Newman: 08 9177 8708 Roeburne: 08 9182 1169 South Hedland: (08) 9140 1613 | Wheatbelt Community Legal Centre Inc. (Northam) (08) 9622 5200 www.wheatbeltclc.com.au | State wide legal telephone advice line Metro: (08) 9221 0088 Regional: 1800 621 888

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