

When looking at a property, it is easy to feel rushed and overlook problems or the absence of important amenities or facilities. Before signing your agreement, it is important to take time to inspect the property, read and understand the lease, and consider all aspects of your tenancy (such as costs, length etc).

Inspecting a Property Checklist

COSTS

Moving into a new house can be expensive.

THE FOLLOWING LIST MAY ASSIST YOU TO CONSIDER YOUR BUDGET:

- Moving costs – removalist trucks, storage, temporary accommodation
- Rent in advance (2 weeks' rent)
- Bond – 4 weeks' rent (plus pet bond of \$260 if applicable)
- Insurance
- Connection fees – electricity, gas, phone, internet
- House needs – furniture, appliances, crockery, bedding.

DURING A TENANCY YOU NEED TO BUDGET FOR:

- Rent
- Electricity
- Gas
- Phone and internet
- Water
- Travel costs (consider whether your new house is close to school, work, medical appointments, public transport)

Think about what type of property you want to live in and for how long.

Remember: Breaking a fixed term agreement early can be expensive.

INSPECTING A PROPERTY

When you inspect a property, make sure you are thorough. Take your time, ask questions, and do not let the lessor rush you.

GENERALLY, YOU MAY WANT TO CHECK:

- Whether everything works – stove, lights, power points, water, air conditioning
- Insulation
- Signs of pests or vermin
- The garden – will it take a lot of work or water to maintain?
- Security – check locks on doors and windows and ensure there are keys to all of them
- Hot water capacity – is the hot water system adequate?
- Mould/dampness/leaks – does the bathroom have adequate ventilation?
- Noise levels

SMOKE ALARMS AND RCDS:

- Is the property fitted with smoke alarms?
- Are there two (2) residual current devices (RCDs) fitted in the meter box?

ALL ROOMS:

- Do all the doors and windows open and shut properly?
- Do the external windows and doors have secure locks as required by law?
- Do opening windows have fly screens?
- Are there security screen doors?
- Are there adequate power points?
- Are there adequate blinds/curtains on the windows?
- Is it easy to exit the property in case of an emergency?
- What type of heating/air conditioner is there? Does it work? Is it affordable?
- Are there keys for all locks?

LIVING ROOM:

- Is there an antenna outlet for your TV? Is there an antenna?
- Is there a phone connection? Is there a phone line to the property?
- Are there enough power outlets?

KITCHEN:

- Is there an extractor fan over the stove?
- Is there adequate space for your fridge?
- Is there a dishwasher provided? Is there a space for a dishwasher?
- Is there enough bench space for food preparation?
- Is there enough storage space for food and utensils?
- Does the stove work?

BATHROOM/TOILET:

- Does the toilet work properly?
- Does the shower work properly?
- Is there an extractor fan?
- Are there signs of mould?
- Are there any signs of leaking taps/pipes?

LAUNDRY:

- Are there taps for your washing machine?
- Is there space for your appliances?
- Is there a laundry sink with working taps?

OUTDOOR AREA:

- Are there outdoor lights/security lights?
- Are there taps/garden hoses?
- Is there a clothesline?
- Are the fences and gates suitable?

MISCELLANEOUS:

- Is the property close to public transport, shops, parks etc?
- Are there any potential noise problems? (Neighbours, busy roads, live music venues etc)
- Do you need parking? If so, what are the parking facilities?
- Is the property fenced and secure?
- Will it be convenient to travel to work/school?
- Are there any maintenance issues that need to be addressed prior to signing the agreement?

If you cannot check all of these things yourself before signing the lease, ask the lessor or real estate agent about them. If you identify any issues, ask the lessor to rectify the issue, and get any agreement in writing.

It is very important to read your tenancy agreement before signing it and check whether there are additional terms in your lease (these will usually be at the end of the document, after the standard form).

Disclaimer

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FURTHER HELP – TENANTS’ ADVICE AND ADVOCACY

Circle Green Community Legal

(08) 6148 3636

www.circlegreen.org.au

Department of Mines, Industry Regulation and Safety

www.dmirs.wa.gov.au, **Consumer Protection** for consumer and tenancy related matters

commerce.wa.gov.au/consumer-protection | 1300 304 054

METROPOLITAN COMMUNITY LEGAL CENTRES

Fremantle CLC

(08) 9432 9790

www.fremantle.wa.gov.au/fclc

Gosnells CLC

(08) 9398 1455

www.gosclc.com.au

Midland Information Debt & Legal Advocacy Service

(08) 9250 2123

www.midlas.org.au

Northern Suburbs CLC (Joondalup)

(08) 9301 4413

www.nsclegal.org.au

Northern Suburbs CLC (Mirrabooka)

(08) 9440 1663

www.nsclegal.org.au

Southern Communities Advocacy & Legal Education Services (SCALES)

(08) 9550 0400

murdoch.edu.au/School-of-Law/Clinical-Legal-Education-SCALES

Sussex Street CLS

(08) 6253 9500

www.sscls.asn.au

Welfare Rights & Advocacy Service

(08) 9328 1751

www.wraswa.org.au

REGIONAL COMMUNITY LEGAL CENTRES

Albany CLC

(08) 9842 8566

www.albanyclc.com.au

Goldfields CLC

(08) 9021 1888 | 1300 139 188 (if outside Kalgoorlie-Boulder)

www.gclc.com.au

Kimberley Community Legal Services :

www.kcls.org.au

- **Kununurra**
(08) 9169 3100 | 1800 686 020 (freecall)
- **Broome**
(08) 9192 5177

Peel CLS

(08) 9581 4511

www.peelcls.com.au

Pilbara Community Legal Services:

www.pcls.net.au

- **Karratha**
(08) 9185 5899
- **Newman**
(08) 9140 1613
- **Roebourne**
(08) 9185 5899
- **South Hedland**
(08) 9140 1613

Regional Alliance West

(08) 9938 0600

www.raw.org.au

South West CLC

(08) 9791 3206 | 1800 999 727 (freecall)

www.swclc.org.au

Wheatbelt CLC

(08) 9622 5200

www.wheatbeltclc.com.au