

Inspecting a property

You should always inspect a property before you sign the general tenancy agreement with the lessor/agent to make sure it meets your housing needs, is clean and is in good condition. The lessor/agent may take you to the property, you may be given a key, or you may be invited to inspect the property with other interested people at a particular time.

Key deposits

If you are given a key, you may be asked to pay a key deposit and/or leave your licence at the real estate agency before you get the key.

- When you pay the deposit, you must sign a receipt and be given a copy of it.
- The full deposit must be refunded when you return the key, whether or not you would like to rent the property.



What to look for

When you first inspect the property, remember to find out the following:

- ☐ Does it have gas or electricity or both? (These can have different costs.)
- ☐ Does it have working smoke alarms and a safety switch in the electricity meter box?
Smoke alarms and a safety switch are required by Queensland law.
- ☐ Are the blinds or curtains in good condition?
- ☐ Is the level of traffic, transport or other surrounding noise an issue?
- ☐ Is the hot water system big enough for your household's needs?
- ☐ Are the locks on the doors and windows adequate for your safety and for your contents insurance?
- ☐ Are taps leaking, or is the toilet running? Are any water saving devices installed?
- ☐ Is there a telephone line? Or, if you have a mobile only, does your phone get reception inside the property?
- ☐ Is there a television antenna?
- ☐ Are the fences and gates in good working order?
- ☐ Do you have to look after the garden, mow lawns, etc?
- ☐ If you have a pet, are pets allowed?

Does the property need repairs?

Once a tenancy agreement is signed, it may be harder to ask the lessor to make repairs.

If repairs are needed, speak to the lessor/agent to find out whether repairs will be done before you move in. If they will not be done before you move in, ask the lessor/agent for a written agreement that they will do the work after you move in.

It is important to make a note of any repairs needed to the property as part of the Entry Condition Report you complete if you go ahead and rent the property.

Need more help?

Visit www.housing.qld.gov.au/contact/offices/index.htm for the contact details of your nearest Housing Service Centre or 1300 880 882.

