



#1 Multi-National Award Winning Inner-City Agency

Tips For Tenants

Know Your Property Condition Report

A Property Condition Report (PCR) records the condition of a rental property at the beginning and end of a tenancy.

In Western Australia, the landlord or property manager must prepare a PCR at both stages of the tenancy.

As a tenant, you will receive your ingoing PCR via an online portal with simple steps to review and complete it. Once any amendments have been submitted, you will receive a fully executed copy for your records.

The PCR is an important document if a dispute arises, as it provides a record of the property's condition and may be relied upon if the matter proceeds to the Magistrates Court.

What It Means For Tenants

Take the time to check your ingoing PCR carefully, including all fixtures and fittings. Make sure any existing damage, marks or maintenance issues are accurately recorded and photographed.

You have 14 days after receiving the PCR to dispute or amend any information. Reporting issues at the beginning of the tenancy helps ensure you are not held responsible for pre-existing damage when you move out.

At the end of the tenancy, refer back to your original PCR and ensure the property is returned in a comparable condition, allowing for fair wear and tear.





#1 Multi-National Award Winning Inner-City Agency

The landlord or property manager will then complete a final PCR and compare it with the original report to determine whether any damage has occurred.

Good communication with your property manager throughout the tenancy can also help avoid unnecessary disputes.

Important Things To Note

- > Any damage, big or small, should be noted and photographed
- > A PCR should be completed whether or not a bond is taken.
- > A new PCR is generally not required when the same tenants renew their tenancy.
- > The ingoing and outgoing PCRs are compared at the end of the tenancy, allowing for fair wear and tear.

