

Preparing your property for lease with Goodhaus



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Getting your property ready ensures it appeals to quality tenants, maximises rental returns, and sets the foundation for a smooth tenancy. Use this checklist to guide you through the process.

PRESENTATION & CONDITION

- ☐ Complete all repairs and maintenance
- ☐ Ensure the property is clean throughout, including carpets and windows
- ☐ Repaint walls if required to create a fresh, neutral appearance
- ☐ Replace blown light bulbs and check all fittings are working
- ☐ Ensure doors, locks, windows, and screens are in good condition
- ☐ Remove personal items if previously owner occupied

SAFETY & COMPLIANCE

- ☐ Test smoke alarms and ensure they meet current legislation
- ☐ Check electrical safety switches are functioning
- ☐ Ensure pool or spa compliance certificates are current if applicable
- ☐ Confirm window safety locks are installed where required
- ☐ Arrange any required gas and electrical safety checks according to state regulations

KITCHEN & BATHROOMS

- ☐ Ensure appliances are clean and fully operational
- ☐ Check taps, plumbing, and drainage for leaks or blockages
- ☐ Replace worn silicone or grout if needed
- ☐ Confirm exhaust fans are working

OUTDOOR AREAS

- ☐ Mow lawns and tidy gardens
- ☐ Trim hedges and remove weeds
- ☐ Clear gutters and outdoor drains
- ☐ Ensure fences and gates are secure
- ☐ Clean outdoor entertaining areas, balconies, and garages

FUNCTIONALITY

- ☐ Test heating and cooling systems
- ☐ Check hot water system operation
- ☐ Ensure blinds, curtains, and flyscreens are in good condition
- ☐ Confirm garage doors and remotes are working

DOCUMENTATION & KEYS

- ☐ Provide all sets of keys, remotes, and access devices
- ☐ Provide appliance manuals and warranty information if available
- ☐ Confirm utility connections and instructions if relevant

Prepare for photography

- ☐ Remove personal items and declutter to make the space look open and inviting
- ☐ Lock away or remove anything sentimental or of high value
- ☐ Clear all kitchen benchtops and surfaces
- ☐ Place fresh towels in the bathroom or remove them entirely
- ☐ Ensure lawns are mown and gardens are tidy
- ☐ Remove any cars from the driveway

Before you vacate

- ☐ Book a professional cleaner, including carpets
- ☐ Arrange pest control if needed
- ☐ Ensure all heating and cooling systems are functional
- ☐ Attend to any minor maintenance issues (leaking taps, light bulbs, batteries in remotes, doors/windows/locks)
- ☐ Ensure gardens are neat and tidy, add fresh mulch or remove weeds if needed
- ☐ Ensure all smoke alarms are working and comply with regulations
- ☐ Provide all keys, remotes, and access devices (labelled if possible)

After you vacate

- ☐ Organise utilities to be disconnected before a tenant moves in
- ☐ Ensure you have insurance in place for the property
- ☐ Remove all personal belongings
- ☐ Organise mail redirection and provide all documents for bill redirection if applicable
- ☐ Update your address with Goodhaus, as well as MyGov, ATO, ACT Revenue, Medicare, and any other relevant organisations

