



SYDNEY HOUSING & RENTAL GUIDE

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Abstract

This document presents a detailed look at rental living in Sydney and the wider New South Wales region, with a focus on the responsibilities of tenants, landlords, and property managers. It draws upon government regulations, recent reforms, and media coverage to provide a clear picture of the challenges faced during the end of lease process. From understanding rental property maintenance responsibilities to recognising the impact of disputes over bonds and cleaning standards, this guide highlights why careful preparation is essential. Real life examples and current reports are combined with official resources to show how expectations are shaped, enforced, and sometimes contested. By the end, readers will have a practical understanding of why end of lease cleaning matters and how it connects to a fairer and smoother rental transition.



Getting Started

Ending a tenancy is rarely as simple as returning the keys. For many renters in Sydney, questions often arise about the exact condition the property must be left in, what happens when cleaning standards are disputed, and how bond money can be protected. At the same time, landlords and property managers face their own concerns about maintaining rental standards and complying with government regulations. This guide begins by setting the stage with official frameworks that define tenant and

landlord responsibilities in New South Wales. It then moves into the experiences of tenants as reported in major news outlets, including their struggles with cleaning expectations, mould concerns, inspections, and rental reforms. By combining both perspectives, the guide aims to prepare readers with knowledge and confidence, ensuring that the end of lease process becomes a structured pathway rather than a stressful challenge.

Rental property maintenance responsibilities



Rental property maintenance responsibilities for tenants and landlords.

Tenants' responsibilities

The residential tenancy agreement (lease) will detail the responsibilities of the tenant.

Tenants must:

- keep the property 'reasonably' clean
- tell the landlord of any damage/disrepair as soon as possible
- leave the property as near as possible to the condition it was in at the start of the tenancy ('fair wear and tear' excepted)
- not damage or permit damage to the property

- be responsible for damage by anyone the tenant has allowed onto the premises
- not make any changes to the property without the landlord's written consent (unless allowed under the tenancy agreement)
- be responsible for the cost of repairing damage they have caused or allowed.

Tenants are also responsible for minor maintenance, including:

- replacing light bulbs
- cleaning windows
- dusting
- removing cobwebs
- routine garden maintenance such as watering, mowing and weeding.

Landlords' responsibilities



Landlords must:

- provide the rental property in a 'reasonably' clean state and fit for tenants to live in
- let tenants know of any items that may need repair before they move in
- provide and maintain the rental property in 'reasonable' repair

- make any repairs referred to in the original condition report

What is 'reasonable' state of repair depends on:

- the age of the premises
- the amount of rent paid
- the potential life of the premises.

The landlord is not required to fix any damage that a tenant causes. But, if a landlord wants to claim compensation later, they must try to limit the cost of any repair or replacement.

Dealing with bond disputes for tenants



How to deal with a dispute about rental bond refunds. Learn when a landlord or agent can make a claim, how to accept or dispute that claim and what to do if there is a disagreement.

When a landlord or agent can make a claim

A landlord or agent may make a claim on the bond if a tenant:

- owes money for unpaid rent
- has broken the lease early and there is a break fee

- has not cleaned the property to the same standard as the start of the tenancy
- has not returned the keys or other security devices and locks need replacement.
- has left the property with damage beyond fair wear and tear.
- has unpaid water usage costs (if landlord has requested payment within 3 months of getting the bill).

Note: This is not a complete list. There may be other legitimate reasons for a landlord or agent to make a claim against your bond.

A landlord or agent may make a claim without tenant's agreement



If the landlord or agent wants to make a claim from the bond without a tenant's agreement, they must give the tenant:

- a copy of the condition report completed at the end of the tenancy
- copies of estimates, quotes, invoices or receipts for work they are claiming

within 7 days of making the claim.

Copies of these documents also need to go to Department of Communities and Justice - Housing (DCJ Housing) if they paid all or part of the bond.

Not providing these documents within the time required can lead to penalties for the landlord or agent.

How will a tenant know that their landlord has made a claim?

If an amount of the bond is being claimed by the landlord or agent, the tenant will get an email and SMS with the Notice of Claim, with a 14-day notice period to respond. For a bond that was lodged on paper, a tenant will get the notice mailed to them.

What can the tenant do?

The tenant can accept the claim in Rental Bonds Online for an online bond. However, there are further steps to take (see below) if there is a dispute.

What if things go wrong?



Resolving a dispute

You should make sure that:

- the property is in its original condition and
- that you have paid all your rent.

You should talk to your landlord or agent about what could be done to solve any issues and try to come to an agreement.

The Tenants' Union of NSW has tips on negotiating with your landlord that may help.

If you have negotiated an agreement with your landlord or agent, they should then pay the claim within 14 days.

If you still do not agree

If the landlord or agent does dispute your claim, they must apply to the NSW Civil and Administrative Tribunal (NCAT) within 14 days of receiving the notice and tell Fair Trading in writing that they have done so.

The Tribunal will decide how the bond will be paid out.

Freezing the bond during a dispute

After you make an application to the Tribunal, the next step is to log in to Rental Bonds Online before the 'due for payment' date. By doing this, you can advise Fair Trading that you have lodged a dispute to make sure that the bond is frozen, pending the outcome of the hearing or agreement of all parties.

If the bond claim was lodged on paper, you should complete the slip on the bottom of the notice of claim form and follow the steps on the form to return it to Fair Trading before the due for payment date so the bond can be frozen.

Going to the Tribunal

The Tribunal is set up to hear both sides of the story about tenancy disputes. This includes disagreements about bond refunds.

Tenants can go to the Tribunal even if the bond has already been paid out, as long as it is within six months of the payout. The landlord can also go to the Tribunal, with the same time periods applying.

Tenants need to provide details with evidence about their claim, including:

- the reasons why they should be paid all or part of the rental bond
- whether the bond was not lodged with NSW Fair Trading
- if the bond was already paid out.

NSW government's rental reforms to kick in on Monday

Major rental reforms are taking effect in one Aussie state from today, in what the government says is the “biggest step forward” in a generation.

New laws come into effect across NSW today, aimed at improving stability and fairness for the state's 2.3 million renters.

From Monday, landlords must provide a valid reason to end a lease - no matter the type - effectively ending no-grounds evictions.

The legislation also increases notice periods for some terminations and gives tenants more flexibility if they secure a new rental after receiving an eviction notice.



Tenants will also have the right to apply to keep pets in their rental home, with landlords only able to refuse under limited and specific circumstances.

A standardised process and form have been created to simplify pet applications, and if a landlord does not respond within 21 days, the application will be automatically approved.

Renters must also now be offered at least one method of fee-free rent payment, such as direct bank transfer.

Premier Chris Minns said the changes reflected the evolving needs of renters in NSW.



“Today marks a significant change which brings the rental market into the 21st century and makes renting fairer,” Mr Minns said.

“More people than ever are renting, and they are renting for longer, so these reforms improve security and fairness in the rental market.”

“These are sensible reforms and with more than two million renters in NSW and over 600,000 investors, we have taken the time to get these major changes right.”

The new rules also limit rent increases to once per year across all lease types and confirm that rental applicants cannot be charged fees before entering a tenancy, such as for background checks.

A new portable rental bonds scheme, expected to launch later this year, will allow eligible tenants to digitally transfer their bond between properties.

Additional measures include a ‘rent check’ website to help tenants gauge pricing in their area by comparing advertised rents for similar listings, and a dedicated rental taskforce to enforce these laws and investigate serious breaches.



Minister for Housing and Homelessness Rose Jackson said the reforms were about removing uncertainty and modernising the rental system.

“For too long, renters have lived with the fear of being kicked out for no reason. That ends today. We’re delivering the security and stability that 2.3 million renters in NSW deserve,” Ms Jackson said.

“These reforms recognise that pets are part of people’s families. Renters shouldn’t have to choose between a place to live and keeping their companion animal.

“This is the biggest step forward for renters in a generation - we’re building a system that’s fair, modern and puts people first.”

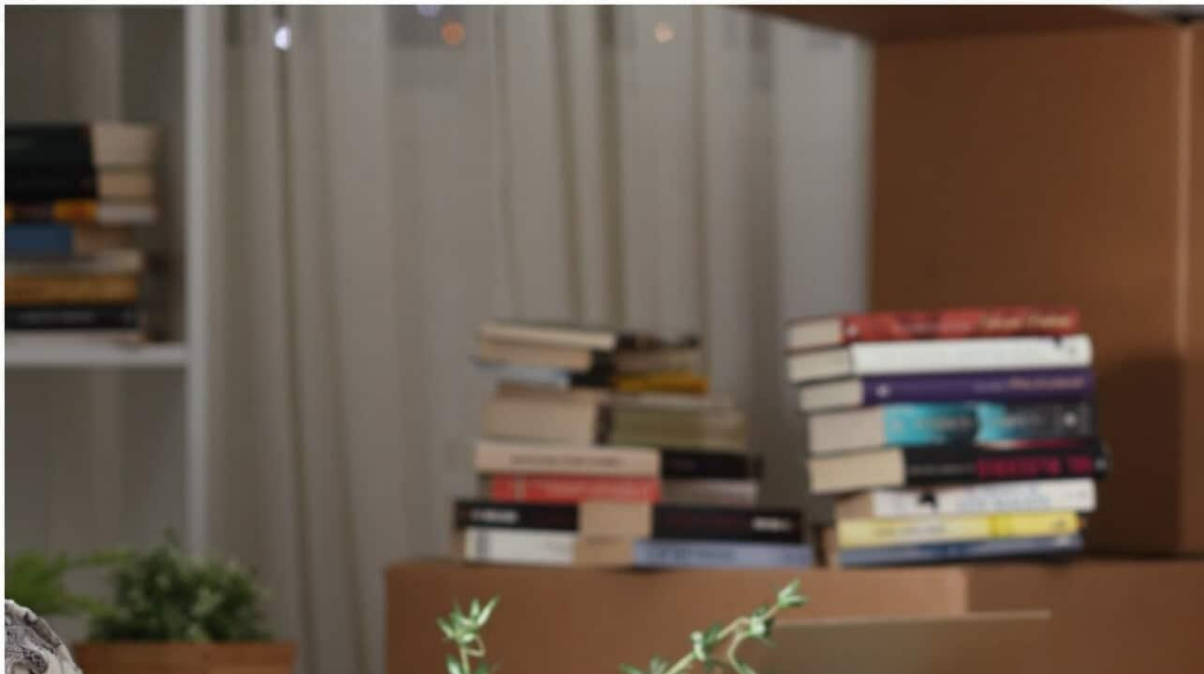


Rental commissioner Trina Jones said her team had worked extensively with the industry and communities across the state to prepare for the rollout.

“We have new information and resources on the NSW Government website providing clear, reliable information to help renters, landlords and agents navigate these changes with confidence,” she said.

More details about the changes and guidance for tenants and landlords are available on the NSW Government’s housing and rental website.

Tenants asked to leave home for inspections during Sydney lockdown



David is a tenant in Sydney’s inner-west. He told *The Feed* he’s shocked inspections are still able to go ahead in the property he is renting during the thick of lockdown and despite his daughter being immunocompromised.

When David* was told his real estate agent wanted to hold inspections in the home he’s renting during Sydney’s lockdown, he thought “that can’t be right”.

A quick Google search proved him wrong. On the NSW Health site, he found private inspections - even in tenanted homes - are perfectly legal under the state’s current health orders.

David lives in Sydney’s inner west with his wife and two children. He told *The Feed* he is concerned about inspections going ahead as his daughter is immunocompromised.

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He's raised these concerns with his real estate agent and is awaiting a response.

"Given the situation that NSW is in at the moment... it's an insane suggestion, isn't it?" he said.

"I just couldn't understand how anyone in their right mind could think it was okay to bring strangers into someone's home given the Delta variant and aerosol transmission."

David and his family only moved into their current home less than a year ago. This month, his landlord, who lives overseas, decided to put the house on the market smack bang in the middle of lockdown.

His real estate agent told him about eight people would be coming through his home during these inspections in private bookings of one at a time.

The Feed has chosen a pseudonym for David, as he is concerned about being evicted, or not being able to find a place if his real name is used in this story.

“I’m in the position where I’ll never be able to afford to buy a house,” David said.

“Within the next nine months, I will be looking for a place. So for me to stir the shit with real estate agents is just something that I just can’t do,” he added.

Leo Patterson Ross, chief executive at Tenants Union NSW, told *The Feed* inspections in Greater Sydney are causing “a huge amount of distress.”



“People are trying to do the right thing. They can’t go and see their mum but they’re forced to let people into their house,” Mr Patterson Ross said.

“It’s the inconsistency that’s upsetting people.”

Mr Patterson Ross said the union is advocating for inspections to be put on hold if tenants are living in properties, whether that be for general inspections or if a property is up for sale.

He said there needs to be more clarity with the current restrictions as it’s unreasonable to put pressure on tenants to negotiate with landlords and agents.

“Tenants can't say no and are very worried about being evicted, using no grounds evictions.”

“We need public health orders to make a very clear line in the sand and say to agents you're not allowed to do this because without that some agents will do it.



In a statement to *The Feed*, a NSW Health spokesperson said people who've been in Greater Sydney in the past 14 days are able to leave home if they have a reasonable excuse.

“[This includes] moving to a new place of residence, or between different places of residence,” the spokesperson said.

“Similar rules are in place for people who have been in Orange, Blayney or Caboonie LGAs since 17 July.”

The spokesperson stressed that in-person auctions or open inspections of properties must not take place in Greater Sydney, including the Blue Mountains, Central Coast, Wollongong and Shellharbour, or Orange, Blayney or Caboonie Local Government Areas.

“Although inspections may be conducted by private appointment for one person only if in accordance with a real estate agent's COVID-19 safety plan,” the spokesperson added.

The Feed has also spoken to several tenants who were successful in blocking real estate agents from holding inspections at their rentals.

At the beginning of Bondi's COVID-19 outbreak, Kean Edwards and his housemate were told by his landlord's real estate agent that people would be inspecting their rental in the eastern suburbs.

The inspections started three months into their lease before NSW's stay-at-home order was introduced.

"We weren't super comfortable as we both work from home full-time," he said.

"After some negotiations, we were offered \$50 a week off the rent during the duration of three weeks and were told people attending had to wear a mask."



Cars line up for Covid-19 testing at Bondi in Sydney. Source: AAP

When the stay-at-home order came into place, Kean and his roommate raised their concerns with the agent.

"As Bondi was the centre of the COVID outbreak, we pushed back as leaving the house wasn't feasible for us and we didn't feel comfortable with strangers coming through and potentially bringing the virus into our house," he said.

The agent filmed their home last week and has agreed for virtual inspections to occur instead.

Kean lives in a home that is semi-detached from another property. He said inspections are happening at the house next door to his, which is also up for sale.

"We have seen them having multiple inspections during lockdown," Kean said.

"I don't think the rules are fair.

"Real estate agents are coming into contact with potentially hundreds of people during the week. Meanwhile, construction sites are shut down and many retail workers are out of work.

"If and when a real estate agent gets the virus, we are going to see a super spreader event."



NSW Minister for Better Regulation Kevin Anderson addresses the media during a press conference. Source: AAP

A spokesperson at Fair Trading told *The Feed*, "nothing is more important to the NSW Government than keeping communities safe during this time."

"The NSW Government is constantly monitoring the health advice to ensure the rights, health and safety of consumers and property owners are protected," the spokesperson added.

"Inspections that do take place at this time must be conducted in accordance with a COVID-19 Safety Plan that complies with the requirements of the Public Health Order."

“Our advice is for agents to not only comply with the health order but to also embrace the spirit of it,” Mr McKibbin said.

“At present, routine inspections should be conducted virtually or re-scheduled to a later date. Inspections for outgoing tenants can occur in person, but only one tenant should be present.” Mr McKibbin said REINSW encourages its members to undertake “a cautious and common-sense approach”.

“Importantly, agents must be able to continue to do their job and serve the community’s needs for housing in accordance with the current requirements determined by the Government, based on the latest health advice,” he said.

“These are challenging times and every sector of the economy and community has a role to play.”

For David, the safety of his family is his main priority. He intends to stay put at inspections to ensure potential buyers are wearing masks and following COVID-Safe practices.

“I don’t want to rock the boat for the sale of the house but at the same time, I want to be safe.”

How clean does your rental property need to be when you move out?



When Stephen Grace moved out of his rental home in Sydney's Marrickville last year, he went out of his way to make sure it was left clean and tidy.

The 26-year-old spent more than \$350 getting the house professionally cleaned by a contractor recommended by the agent, and another \$160 to steam clean the carpets.

But after he dropped the keys back, he got an email from the agent, pointing out marks on the wall.

It ended up costing him another \$250, and it left a sour taste in his mouth.

"Everyone I talk to has the same experience. You move in with 20 rats and a family of cockroaches, there's marks on the wall and the lights don't work," he says.

"On the way out, they look through every room and check the skirting boards.

"It does feel very opportunistic and you're in this terrible hostage situation with your bond."

So, if you're moving out, how clean does it need to be? And what can you do if your landlord wants to take some or all of your bond?

How clean you need to leave your rental property



The rules around rentals are different in each state, but they tend to be largely similar when it comes to cleaning standards.

That's the message from Leo Patterson Ross, a senior policy officer at the Tenants' Union of NSW.

"Landlords often get very heated when a property isn't left in a pristine condition, but that's simply not the test," he says.

What tenants do need to do is leave the property in a "reasonably clean" condition, Mr Ross says.

And while you might choose to use a professional cleaner for convenience, it's certainly not a requirement.

"In general, a professional clean is far beyond 'reasonably clean,'" Mr Ross says.

"Legislation is increasingly preventing landlords from requiring professional cleaners, but that doesn't stop them from asking."

There are some exceptions. If you have pets, for instance, NSW laws can require you to professionally clean the carpets when you move out.

Also, if you've been running around on carpets with muddy boots, it might be worth hiring a professional to meet the required standard, Mr Ross says.

You might also find your lease has a clause requiring or requesting the carpets to be professionally cleaned at the end of your tenancy.

In some states and territories, these clauses will be enforceable, but in others — like NSW (providing you don't have pets) — they are not, Mr Ross says.

The difference between 'fair wear and tear' and damage



When you're moving out, you're liable for damage you've done but you're not liable for "fair wear and tear" to the property.

Of course, agents, landlords and tenants can have different views on what constitutes fair wear and tear, which can lead to disputes.

Fair Trading NSW defines fair wear and tear as "deterioration that occurs over time with the use of the premises even when the premises receives reasonable care and maintenance".

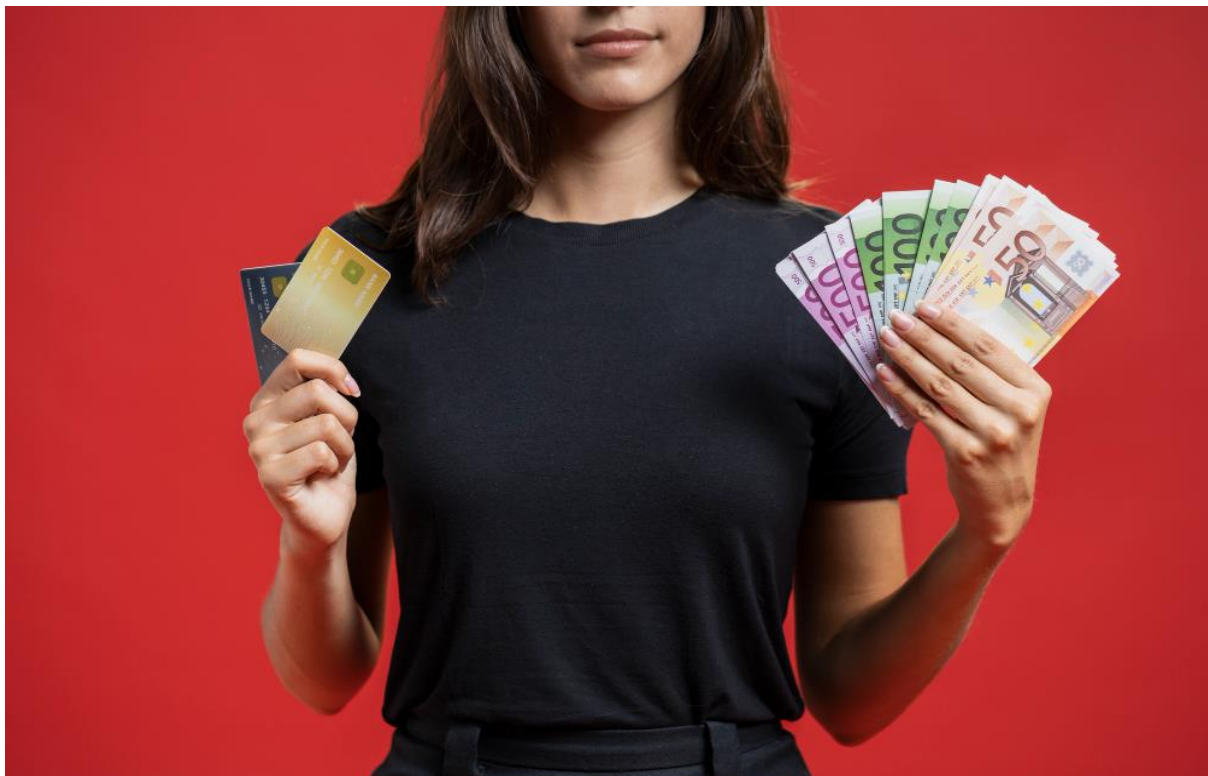
"If you've got cracks in the wall from movement, that's fair wear and tear," says property agent Amy Sanderson.

"But if you've got holes in the walls from picture hooks, that's deemed damage."

Here are some other examples from Fair Trading NSW:

| Fair wear and tear (you are not liable) | Damage (you are liable) |
|---|---|
| Faded curtains or frayed cords | Missing or torn curtains |
| Furniture indentations on carpet | Stains or burn marks on the carpet |
| Scuffed up wooden floors | Badly scratched or gouged wooden floors |
| Faded, chipped or cracked paint | Unapproved paint job |

What to know about bond refunds



Stephen talked about being a "hostage" to the agent because of his bond.

But one thing Stephen could have done is to apply to have the bond refunded himself.

In NSW, where Stephen lives, once a tenant makes a bond refund application, the agent has 14 days to settle or contest the claim. If they don't respond in time, the tenants gets all their bond back.

In other words, the burden of proof is with the landlord or their agent and not you.

Three things you can do to protect yourself

It's not unusual for there to be disputes, so here are four things you can do to protect yourself.

Check the condition report

If there is a dispute about cleaning or a damage, the condition report will be a key piece of evidence.

"People should complete the condition report at the start of their tenancy, including taking photos," says Tenants Victoria chief executive Jennifer Beveridge.

"Before you move out, go through the same process. This will be your evidence if a dispute arises."

If Stephen had photographs showing marks on the wall when he moved, it could disprove the agent's case.

Communicate calmly and keep good records



If you have damaged the property, it's important you tell that to the agent or landlord as soon as you can.

Keep in mind it's a good idea to keep copies of communication — preferably in writing — in case a dispute arises.

And finally, when dealing with the agent or landlord, try to keep your cool.

"I've seen things escalate that never needed to escalate. So I think it's a good idea to keep a calm head — and that goes for everyone," Ms Sanderson says.

Remember who the agent is working for

Sometimes a real estate agent might present themselves as a neutral third party. Really, they're working for the landlord.

As a tenant, it's an important thing to remember.

"When they tell you something, they are professionally obliged to be honest, but they represent the interests of the landlord," Mr Ross says.

Where you can get help

Every state and territory has an advocacy group for tenants. It's a great place to get help if you have a problem.

- Tenants' Union of NSW
- Tenants Victoria
- Tenants' Advice Service (NT)
- Tenants Queensland
- Tenants' Information and Advocacy Service (SA)
- Tenants' Union of Tasmania
- Tenancy WA
- Legal Aid ACT Tenancy Advice Service

Another good resource is your state or territory's consumer affairs or fair trading department.

Why End Of Lease Cleaning Is Important?



End of lease cleaning or bond cleaning is one of the crucial aspects that can determine the fate of your bond money. Under the residential tenancy laws in NSW, tenants/renters are responsible for returning the rental property in a clean condition at the end of the tenancy. It is a legal obligation, and not adhering to the pre-defined clauses can lead to bond deductions and serious disputes.

Thus, tenants must understand their responsibilities and duties, ensuring a stress-free move-out. To impress your landlord and pass your rental inspection, focus on outsourcing the best end of lease cleaning Sydney service. They have the expertise and a pre-approved checklist to meet the landlord's cleaning expectations easily. A detailed and meticulous cleaning can streamline the move-out experience and secure the full bond money.

In today's guide, let's explore key reasons why a detailed end of lease cleaning is important for both parties. It also comprises of best ways to eliminate tough stains and grime using eco-friendly products and smart cleaning tools.

Let's Get Started!

1. It Helps in Retrieving Your Full Bond Money



One of the significant reasons for a meticulous bond cleaning is the stress-free return of your hard-earned deposited money. Under the tenancy laws in NSW, landlords/property managers have the right to withhold your bond money if the tenants leave the property untidy or damaged (except for normal wear and tear). It should be returned in the same condition as it was at the start of the lease. This means stained walls, filthy kitchen appliances, and stained bathroom fixtures can lead to bond deductions.

However, an attention-to-detail move-out cleaning covers every nook and cranny according to the checklist to meet the landlord's cleaning obligations and high standards. This can increase the likelihood of getting the full bond back with ease.

Tip: Re-check the property condition report because you are not liable for pre-existing damages. This can help you avoid rental disputes as well.

2. Preventing Rental Conflicts

Believe it or not! Half-baked cleaning or neglecting key areas to clean can lead to awful conflicts between you and the landlord. You may even face financial penalties beyond losing your security deposit. Most tenancy agreements in Sydney may include additional charges for a substandard property condition.

Therefore, it is crucial to thoroughly read your agreement, understand outlined cleaning causes and responsibilities and perform a detailed cleaning per the landlord's expectations to prevent penalties and disputes.

You can hire experts for a quality end of lease cleaning Sydney and impress your landlord or property manager. They clean all rooms and important areas using tried and tested techniques to deliver exceptional results.

Cleaning Tip: Use white vinegar to dislodge rust stains, brown toilet stains, mould and mildew from almost all surfaces, except natural stone.

3. Sustains a Strong Rental Record

This is one of the crucial aspects for tenants living in metropolitan cities like Sydney, where the rental demand remains exceptionally high and cutthroat. It is important to maintain a strong rental history to easily find desired rental properties without a hint of stress. That's where attention-to-detail bond cleaning plays a pivotal role.

Ensure you clean all the rooms, windows, walls, shelves, cabinets inside and outside, kitchen appliances, showerhead, toilets, counters, sink, faucets, carpets, floors and other important spots to create a healthy and hygienic indoor environment. This leaves a great impression and establishes your personality as a responsible renter who strictly follows the outlined cleaning roles and responsibilities. It will help you develop a positive rental record, making it easy to find the best accommodations in the future.

Tip: Baking soda can do wonders in maintaining a clean and shiny abode. Use it as a natural deodoriser, de-greaser and disinfectant.

4. Compliance with Health and Hygiene Standards



End of lease cleaning is beyond regular sprucing or dusting. It is more detailed and requires a proper checklist to meet the next occupant's highest health and hygiene standards. Removing embedded dust particles, allergens, buildup grease, mould, mildew and germs from the entire premises promotes a healthy, positive and

harmonious living environment. This can prevent the spread of allergies and other health hazards like foodborne diseases.

Professionals always spruce up and disinfect every nook and cranny, including germ-laden spots, such as toilet seats, door knobs, handles, floors, carpets, etc, to help you meet the highest hygiene standards during the final rental inspection.

5. Reduced Vacancy Period

There is no denying that move-out cleaning is beneficial for both the parties, landlords and tenants. A spotless, well-maintained and fresh smelling rental house from inside as well as outside can leave a great impression on potential occupants, helping them make a quick decision. This can reduce the vacancy period and benefit landlords and property managers.

6. Simplifies the Move-Out Process

Moving out at the end of a tenancy can be daunting, especially when you have a cleaning responsibility. This can trigger stress, and you may miss important tasks, leading to penalties and bond deductions.

However, a well-organised end of lease cleaning Sydney service can alleviate your stress while letting you prepare for the final move out process. They use proven methods to remove soap scum, limescale, calcium deposits, grease, food splatters, carpet stains and grime from all areas within a given timeframe to ensure a full bond refund without any conflict. With their assistance, you can better focus on moving-related chores to prevent last-minute chaos.

Wrapping up

It is obvious to feel worried about your bond money when moving out of your rental property. But a detailed end of lease cleaning can help you pass the rental inspection and secure your full bond money. Hopefully! This guide has helped you understand the key importance of bond cleaning, especially when you outsource a professional service for spotless outcomes.

Housing Australia Investment Mandate set to unlock more homes



The Albanese Government is today releasing an updated Investment Mandate for Housing Australia, helping to unlock more social and affordable rental homes across the country.

The Investment Mandate will guide Housing Australia's delivery of social and affordable rental homes under the \$10 billion Housing Australia Future Fund (HAFF), as well as funds committed under the National Housing Accord.

These commitments will ensure more Australians have a safe and affordable place to call home, with 30,000 new social and affordable rental homes committed in the first five years of the HAFF and the 10,000 affordable rental homes under the Accord.

The states and territories will match the commitment under the Accord, adding up to another 10,000 new homes across the country.

The updated Investment Mandate will help ensure no jurisdiction misses out on rental homes under investments delivered by Housing Australia.

It will also ensure that regional, rural and remote Australia benefits from new homes that are delivered.

In its first five years, the HAFF will also provide housing support to remote Indigenous communities, women and children leaving or experiencing domestic and family violence, older women at risk of homelessness, and veterans experiencing or at risk of homelessness.

The updates to the Investment Mandate for Housing are available on Federal Register of Legislation.

Quotes attributable to Minister for Housing, Julie Collins:

“Today marks significant progress in helping to ensure more Australians have a safe and affordable place to call home.

The updated Investment Mandate will mean no state or territory misses out on homes, and ensures that regional, rural and remote Australia benefits from our Government’s ambitious housing reform agenda.

With the Investment Mandate now finalised, Housing Australia will soon be able to invite project proposals for funding. We’re getting on with the job to deliver more homes for Australians who need them.

This is another critical step forward for housing policy under the Albanese Government.”

Conclusion

The rental journey in Sydney reflects a mix of clear regulations, tenant responsibilities, and the evolving realities of city living. As the references in this document have shown, issues such as mould, cleaning expectations, property inspections, and disputes over bonds are not just technical matters but part of everyday experiences for thousands of renters. By exploring official government guidelines alongside trusted news sources, this guide has demonstrated how preparation and awareness are key to avoiding unnecessary stress at the end of a lease. For tenants, this means understanding obligations in advance, while for landlords it involves applying the standards fairly and transparently. When both sides approach the process with clarity, end of lease cleaning becomes more than a task, it becomes an opportunity for a smooth transition.

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NSW government’s rental reforms to kick in on Monday

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Why End Of Lease Cleaning Is Important?

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Housing Australia Investment Mandate set to unlock more homes

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