Introduction

Many development approvals, whether for small construction projects or large infrastructure programmes, now contain conditions which require an independently prepared professional Dilapidation Report for surrounding land and buildings prior to any work being undertaken. Furthermore, many clients and contractors recognise that Dilapidation Reports are an effective tool to mitigate the risk of claims from adjoining owners during, or following, construction works.

What is a Dilapidation Report?

A Dilapidation Report is a detailed record of land and buildings at a specific point in time. The Dilapidation Report will contain text describing the condition, identify any defects (in particular cracking, subsidence, water ingress, etc), and include a schedule of photographs with specific reference to any defects which exist. The Dilapidation Report is then held on file for future use should any claims for damage be made.

What is involved?

A Dilapidation Report can be as comprehensive or as limited as the client requires. However, as a minimum, the following should be considered:

- Review the development approval conditions and advise the client what is required to satisfy those conditions;
- Undertake a thorough inspection of the adjacent land and buildings;
- Prepare a detailed Dilapidation Report, recording the condition of the adjacent land and buildings and identifying all defects;
- Seek the acknowledgement of the contents of the Dilapidations Report by the adjoining owners. This is not always possible, but reduces the risk of claims significantly.

Setting Standards

RICS qualified Building Consultants are considered experts in all matters relating to the preparation and negotiation of Dilapidation Reports, and Knight Frank is therefore ideally positioned to assist you, whatever your circumstances may be.

CHOOSE KNIGHT FRANK

Knight Frank Project Management & Building Consultancy is a multidisciplinary team of professionals offering Project Management, Building Consultancy, Cost Consultancy and Sustainability advice for all commercial property clients.

We have one of the largest teams of qualified building consultants in Australia, giving us the critical mass to advise on significant portfolios as well as individual instructions.

Operating within a commercial real estate environment allows our team to deliver excellent technical advice, delivered within the commercial context that you – our client - require that advice. This approach sets us aside from traditional project managers and building consultants and, we are told, makes our advice 'more relevant' to our clients.

For further information go to: www.knightfrank.com.au/PMBC