





## Landlord Make Good Case Study - Commercial

		
<b>Landlord Claim:</b>	Confidential	
<b>Consultants Make Good Fee:</b>	\$5,000 approx	
<b>Property Type:</b>	Commercial Offices	
<b>Location:</b>	Sydney, NSW	
<b>Lease Details:</b>	10 Year lease covering 3 office floors of 1,000m <sup>2</sup> per floor. The leases included internal repairing, reinstatement and redecoration covenants under the responsibility of the Tenants.	

### Introduction

The property comprised three office floors of approx 1,000m<sup>2</sup>, of which all floors were leased by the same tenant who were nearing the end of their lease agreement. The Landlord required professional advice regarding the legal and financial obligations of each tenant and engaged a Building Consultant to carry out Make Good Schedules for each space.

### Process

1. Appointment of Professional Building Consultant to undertake Make Good works.
2. A full review of the individual leases and Makes Good covenants prior to site inspections.
3. Site inspection followed by individual schedules of Make Good prepared by the Building Consultant on behalf of the Landlord.
4. Consultant advised Landlord of Tenants legal responsibilities based on their findings and issued the report to be served to the Tenants. The total Make Good sum for all units was in the \$100,000 plus mark.
5. The Landlord settled directly with each individual Tenant.

### Results

- The Landlord's Building Consultant identified areas of Make Good work that were the responsibility of the individual Tenants. Under the terms of the leases all repair, reinstatement and Decoration works were the responsibility of the Tenants.
- The Schedule was issued to the Landlord who served it on the Tenants.

### Key benefits to Landlord

- Professional advice regarding the legal responsibilities of each party.
- High return from Make Good claim.
- Quick settlement, with minimal management time spent on the make good report.
- Peace of mind.
- Opportunity to refurbish premises prior to new tenancies.