



Dilapidation Report - Risk Minimisation

		
Property Type:	Commercial, Infrastructure	
Property Size:	2 Industrial Units, 1 Office with distribution warehouse, 3 main access roads.	
Location:	South Sydney	
Client:	Ikea	
Inspection Date:	August 2009	

Introduction

Washington Brown Pty Ltd was instructed by Ikea to undertake a number of Dilapidation Reports of the existing commercial buildings, roads and infrastructure areas surrounding the proposed development site prior to demolition and excavation works.

The Client required a professional Dilapidation report carrying out on the surrounding buildings and infrastructure to identify all current defects to reduce potential claims from arising during or after completion of the works and ultimately reduce the clients risk. There was also a stipulation within the DA approval stating that these reports had to be undertaken prior to works commencing. The inspection was carried out within 5 days of the instruction and the report was issued within the client's timeframe of 3 weeks.

Process

1. Identified the Clients requirements and extent of the Dilapidation Reports.
2. Jointly arranged access to undertake the internal areas as required.
3. Undertook the site inspections, both internally and externally, identifying all existing defects/damage with the buildings.
4. Produced a detailed report which included the element description, condition and photographs to identify the issues.
5. Report issued via email and hard copy and included an authorisation page for signatures by all parties involved.

Key benefits to the Developer/Builder

- Identify and reduce client risk prior to commencement of works
- Independent assessment, so in the event of damage a quicker and more cost effective settlement can be agreed
- The reports can be used legally to form part of a contract
- The reports identify all defects with surrounding buildings reducing claims during the works stage.
- Peace of mind



Dilapidation Report - Risk Minimisation



Property Type:	Residential – multi storey
Property Size	12 Unit Apartment Block
Location:	Palm Beach, QLD
Client:	Private Developer
Inspection Date:	July 2009

Introduction

Washington Brown Pty Ltd was instructed by a private developer to undertake a Dilapidation Report of the existing residential building adjoining the development site prior to demolition and excavation works.

The Client required a professional Dilapidation report carrying out on the adjoining building to identify all current defects to reduce potential claims from arising during or after completion of the works and ultimately reduce the clients risk. The inspection was carried out within 5 days of the instruction and the report was issued within the client's timeframe of 1 week.

Process

1. Identified the Clients requirements and extent of the Dilapidation Report.
2. Jointly arranged access to undertake the internal areas as required.
3. Undertook the site inspections, both internally and externally, identifying all existing defects/damage with the building.
4. Produced a detailed report which included the element description, condition and photographs to identify the issues.
5. Report issued via email and hard copy and included an authorisation page for signatures by all parties involved.

Key benefits to the Developer/Builder

- Identify and reduce client risk prior to commencement of works
- Independent assessment, so in the event of damage a quicker and more cost effective settlement can be agreed
- The reports can be used legally to form part of a contract
- The reports identify all defects with surrounding buildings reducing claims during the works stage.
- Peace of mind



Dilapidation Report - Risk Minimisation

		
Property Type:	Industrial	
Property Size	Large Industrial Unit and ancillary offices	
Location:	Tottenham, Melbourne	
Client:	John Holland	
Inspection Date:	May 2009	

Introduction

Washington Brown Pty Ltd was instructed by John Holland to undertake a Dilapidation Report of the existing Industrial and distribution warehouse adjoining the development site prior to piling works commencing.

The Client required a professional Dilapidation report carrying out on the adjoining building to identify all current defects to reduce potential claims from arising during or after completion of the works and ultimately reduce the clients risk. There was also a stipulation within the DA approval stating that these reports had to be undertaken to all buildings within 100m of the works prior to commencement. The inspection was carried out within 5 days of the instruction and the report was issued within the client's timeframe of 2 weeks.

Process



1. Identified the Clients requirements and extent of the Dilapidation Reports.
2. Jointly arranged access to undertake the internal areas as required.
3. Undertook the site inspections, both internally and externally, identifying all existing defects/damage with the building.
4. Produced a detailed report which included the element description, condition and photographs to identify the issues.
5. Report issued via email and hard copy and included an authorisation page for signatures by all parties involved.

Key benefits to the Developer/Builder

- Identify and reduce client risk prior to commencement of works
- Independent assessment, so in the event of damage a quicker and more cost effective settlement can be agreed
- The reports can be used legally to form part of a contract
- The reports identify all defects with surrounding buildings reducing claims during the works stage.
- Peace of mind



Dilapidation Report - Risk Minimisation

		
Property Type:	Residential & Retail	
Property Size	110 Detached Residential Dwellings & One Large Retail Store	
Location:	Varsity Lakes, QLD	
Client:	ALH Group	
Inspection Date:	August 2009	

Introduction

Washington Brown Pty Ltd was instructed by ALH Group to undertake a Dilapidation Report of the existing residential dwellings and retail unit adjoining the development site prior to excavation and piling works commencing.

The Client required a professional Dilapidation report carrying out on the adjoining buildings to identify all current defects due to having previous issues on this development site with adjoining neighbours. The reports were carried out to reduce potential new claims from arising during or after completion of the works and ultimately reduce the client's risk. The inspection was carried out within 2 weeks of the instruction, and took 1 week to inspect the properties with the report being issued within the client's timeframe of 4 weeks.

Process

1. Identified the Clients requirements and extent of the Dilapidation Reports.
2. Undertook the site inspections, both internally and externally, identifying all existing defects/damage with the building.
3. Produced a detailed report which included the element description, condition and photographs to identify the issues.
4. Report issued via email and hard copy and included an authorisation page for signatures by all parties involved.

Key benefits to the Developer/Builder

- Identify and reduce client risk prior to commencement of works
- Independent assessment, so in the event of damage a quicker and more cost effective settlement can be agreed
- The reports can be used legally to form part of a contract
- The reports identify all defects with surrounding buildings reducing claims during the works stage.
- Peace of mind



Dilapidation Report - Risk Minimisation

		
Property Type:	Government/Defence	
Property Size	25 Industrial type buildings	
Location:	Swan Island, Victoria	
Client:	Hansen Yuncken Pty Ltd	
Inspection Date:	July 2009	

Introduction

Washington Brown Pty Ltd was instructed by Hansen Yuncken Pty Ltd to undertake a Dilapidation Report of the existing Industrial type buildings located around the development site prior to excavation and new works commencing.

The Client required a professional Dilapidation report carrying out under the instruction of the Government by an independent company to identify all current defects to the surrounding buildings to reduce any potential claims from arising after completion of the works. The inspection was carried out within 5 days of the instruction and the report was issued within the client's timeframe of 2 weeks.

Process



1. Identified the Clients requirements and extent of the Dilapidation Reports.
2. Jointly arranged access to undertake the internal areas as required.
3. Undertook the site inspections, both internally and externally, identifying all existing defects/damage with the building.
4. Produced a detailed report which included the element description, condition and photographs to identify the issues.
5. Report issued via email and hard copy and included an authorisation page for signatures by all parties involved.

Key benefits to the Developer/Builder

- Identify and reduce client risk prior to commencement of works
- Independent assessment, so in the event of damage a quicker and more cost effective settlement can be agreed
- The reports can be used legally to form part of a contract
- The reports identify all defects with surrounding buildings reducing claims during the works stage.
- Peace of mind



Dilapidation Report - Risk Minimisation

		
Property Type:	Commercial, Infrastructure, Sub-Station	
Property Size:	12 Adjacent properties and infrastructure to an electrical Sub-station.	
Location:	South Sydney	
Client:	Leighton Contractors & Energy2U Alliance	
Inspection Date:	June 2011	

Introduction

Washington Brown Pty Ltd was instructed by Leighton Contractors in alliance with Energy2u to undertake a number of Dilapidation Reports of the existing buildings, roads and infrastructure surrounding the proposed new sub-station development prior to demolition and excavation works.

The Client required a professional Dilapidation report carrying out on the surrounding buildings and infrastructure to identify all current defects to reduce potential claims from arising during or after completion of the works and ultimately reduce the clients risk. The inspection was carried out within 5 days of the executed contract and individual reports issued within the client's timeframe of 4 weeks.

Process

6. Identified the Clients requirements and extent of the Dilapidation Reports.
7. Jointly arranged access to undertake the internal areas as required.
8. Undertook the site inspections, both internally and externally, identifying all existing defects/damage with the buildings.
9. Produced a detailed report which included the element description, condition and photographs to identify the issues.
10. Report issued via email and hard copy and included an authorisation page for signatures by all parties involved.

Key benefits to the Developer/Builder

- Identify and reduce client risk prior to commencement of works
- Independent assessment, so in the event of damage a quicker and more cost effective settlement can be agreed
- The reports can be used legally to form part of a contract
- The reports identify all defects with surrounding buildings reducing claims during the works stage.
- Peace of mind



Dilapidation Report - Risk Minimisation

		
Property Type:	Residential and Infrastructure	
Property Size	Rail track and adjacent buildings	
Location:	Hunter Valley	
Client:	Australian Rail Track Corporation Ltd	
Inspection Date:	March 2011	

Introduction

Washington Brown Pty Ltd was instructed by Australian Rail Track Corporation Ltd to undertake a Dilapidation Report of the existing properties adjacent to the new rail track works and inspect surrounding infrastructure prior to construction works being carried out.

The Client required a professional Dilapidation report carrying out on the surrounding buildings and infrastructure to identify all current defects to reduce potential claims from arising during or after completion of the works and ultimately reduce the clients risk. The inspection was carried out within 2 days of the executed contract and individual reports issued within the client's timeframe of 2 weeks.

Process

1. Identified the Clients requirements and extent of the Dilapidation Reports.
2. Jointly arranged access to undertake the internal areas as required.
3. Undertook the site inspections, both internally and externally, identifying all existing defects/damage with the building.
4. Produced a detailed report which included the element description, condition and photographs to identify the issues.
5. Report issued via email and hard copy and included an authorisation page for signatures by all parties involved.

Key benefits to the Owner/Tenant

- Identify and reduce client risk prior to lease signature
- Independent assessment, so in the event of damage a quicker and more cost effective settlement can be agreed
- The reports can be used legally to form part of a contract
- The reports identify all defects with surrounding buildings reducing claims during the works stage.
- Peace of mind