





## Ingoing Schedule of Condition - Risk Minimisation

		
<b>Property Type:</b>	Industrial/ Storage	
<b>Property Size:</b>	4,000m <sup>2</sup>	
<b>Location:</b>	East Sydney	
<b>Client:</b>	Private	
<b>Inspection Date:</b>	August 2011	

### Introduction

Washington Brown Pty Ltd was instructed by a private landlord to undertake an ingoing Schedule of Condition of the existing Industrial and storage facility located in west Sydney prior to the lease signature so the document could be included within the lease agreement.

The Client required a professional ingoing Schedule of Condition carrying out prior to them signing the lease to record the existing condition of the buildings which would then form part of the lease agreement and be used in the make good at lease termination in the event of any dispute. The inspection was carried out within 5 days of the instruction and the report was issued within the client's timeframe of 5 days.

### 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



## Ingoing Schedule of Condition - Risk Minimisation

	
<b>Property Type:</b>	Warehouse
<b>Property Size</b>	4000 m2
<b>Location:</b>	Sydney – Mascot, NSW
<b>Client:</b>	BMW
<b>Inspection Date:</b>	September 2009

### Introduction

Washington Brown Pty Ltd was instructed by BMW Sydney to undertake an ingoing Schedule of Condition of the existing Industrial and storage facility located within Mascot, Sydney prior to them taking possession to be included within the lease.

The Client required a professional ingoing Schedule of Condition carrying out prior to them signing the lease to record the existing condition of the building which would then form part of the lease agreement and be used in the make good at lease termination in the event of any dispute. The inspection was carried out within 3 days of the instruction and the report was issued within the client's timeframe of 5 days.

### Process

1. Identified the Clients requirements and extent of the Schedule of Condition.
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.
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## Ingoing Schedule of Condition - Risk Minimisation

		
<b>Property Type:</b>	Office and Warehouse	
<b>Property Size</b>	3000 m2 over two storeys	
<b>Location:</b>	Brisbane – Eagle Farm, QLD	
<b>Client:</b>	Hyundai	
<b>Inspection Date:</b>	October 2009	

### Introduction

Washington Brown Pty Ltd was instructed by Hyundai to undertake an Ingoing Schedule of Condition of the existing office and warehouse facility located near Brisbane airport, Brisbane prior to them taking possession to be included within the lease.

The Client required a professional ingoing Schedule of Condition carrying out prior to them signing the lease to record the existing condition of the building which would then form part of the lease agreement and be used in the make good at lease termination in the event of any dispute. The inspection was carried out within 5 days of the instruction and the report was issued within the client's timeframe of 10 days.

### Process



1. Identified the Clients requirements and extent of the Schedule of Condition.
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
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## Ingoing Schedule of Condition - Risk Minimisation

		
<b>Property Type:</b>	Storage with ancillary office	
<b>Property Size</b>	2,000m2	
<b>Location:</b>	West Sydney	
<b>Client:</b>	Private	
<b>Inspection Date:</b>	June 2011	

### Introduction

Washington Brown Pty Ltd was instructed by a private landlord to undertake an ingoing Schedule of Condition of the existing Industrial and storage facility located in west Sydney prior to the lease signature so the document could be included within the lease agreement.

The Client required a professional ingoing Schedule of Condition carrying out prior to them signing the lease to record the existing condition of the building which would then form part of the lease agreement and be used in the make good at lease termination in the event of any dispute. The inspection was carried out within 2 days of the instruction and the report was issued within the client's timeframe of 10 days.

### Process



1. Identified the Clients requirements and extent of the Schedule of Condition.
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.
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## Ingoing Schedule of Condition - Risk Minimisation

		
<b>Property Type:</b>	Office	
<b>Property Size</b>	2500m2	
<b>Location:</b>	Sydney CBD	
<b>Client:</b>	Private	
<b>Inspection Date:</b>	February 2011	

### Introduction

Washington Brown Pty Ltd was instructed by a private tenant to undertake an Ingoing Schedule of Condition of part of their existing office, prior to sub-letting the space out to a sub-tenant.

The Client required a professional ingoing Schedule of Condition carrying out prior to the sub-tenant signing the lease to record the existing condition of the building which would then form part of the lease agreement and be used in the make good at lease termination in the event of any dispute. The inspection was carried out within 5 days of the instruction and the report was issued within the client's timeframe of 10 days.

### 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
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## Ingoing Schedule of Condition - Risk Minimisation

		
<b>Property Type:</b>	Industrial/Storage	
<b>Property Size</b>	9 Industrial type buildings	
<b>Location:</b>	South Sydney	
<b>Client:</b>	NSW State Property Authority	
<b>Inspection Date:</b>	December 2009	

### Introduction

Washington Brown Pty Ltd was instructed by NSW State Property Authority to undertake an ingoing Schedule of Condition of the existing Industrial and storage facility buildings located to the South of Sydney CBD prior to the new tenant taking possession to be included within the lease.

The Client required a professional ingoing Schedule of Condition carrying out prior to the proposed tenant signing the lease to record the existing condition of the buildings which would then form part of the lease agreement and be used in the make good at lease termination in the event of any dispute. The inspection was carried out within 3 days of the instruction and the report was issued within the client's timeframe of 10 days.

### Process

1. Identified the Clients requirements and extent of the Dilapidation Reports.
2. Jointly arranged access to undertake the internal areas as required.
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### 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
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