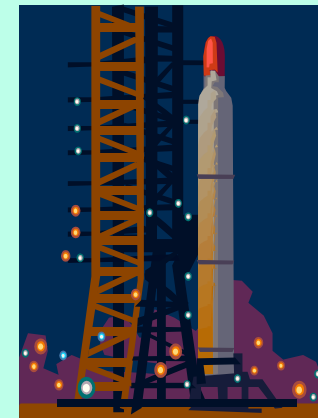
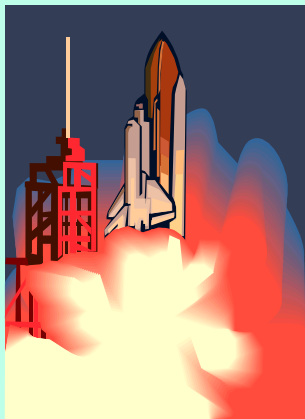


Final Count Down

Last three weeks

S of C example



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Schedule of Condition Example Front



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Front Top



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Review?

- **Week 1 – Exam Review**
- **Week 2 - Exam Review**
- **Week 3 – Exam Review**



Front and Above



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What are exams about?

1. **Start level – Memorising and repeating**
2. **Basic level – Understanding and repeating**
3. **Average level – Thinking and applying**



Front and Side



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Exam Preparation

Know what's in the exam

- **Dilapidations**
- **Disputes - Party Walls**
- **Disputes - ADR**



Rear



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Test and Measure Yourself

- Have a plan of revision
- Review and amend the plan!
- Don't lose sight of your goal
- **GOAL = To pass the exam –
so test yourself on exam
style questions**



Resources for you - Dilapidations

Dilapidations

- **Read the RICS Dilapidations Guidance Note**
- **www.DilapsHelp.com**
Includes book reviews if you want some bed time reading



Close up of crack



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Dilapidations Process

1. **Client rings for advice/ quote**
2. **Talk to client**
3. **Confirm instruction and T & Cs**
4. **Gather available information**
5. **Inspect property**
6. **Prepare Schedule of Condition or Dilapidations report**
7. **Advise and agree way forward with your client**
8. **Meet other surveyor**
9. **Negotiate and agree**
10. **Negotiate and Disagree and ADR or go to court**

Render base detail



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Exam Preparation

Know what's in the exam

- **Dilapidations**
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- **Disputes - ADR**



Front flat roof



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RICS Guidance Notes

Read it!



**This is a snap shot of items
from it you should know**

And lots of Questions for you?



Rear flat roof (yes it's Polycarbonate over a kitchen!)



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RICS Dilapidations Guidance Notes

A guide to best practice

You need to read it!

Some interesting sections



**ALL OF THEM ARE INTERESTING TO YOU
BEFORE YOUR FINAL YEAR EXAM!**

Parapet Wall



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Controllable Assets

- **Controlled by the lease laws**
 - **Landlord looking for a return on capital**
 - **Law of Property Act 1925 - section 146**
 - **Landlord and Tenant Act 1927 - section 18**
 - **Leasehold Property (Repairs) Act 1938 section 1-8**
 - **Landlord and Tenant Act 1954 section 51**
- (all in back of RICS Dilapidations Guidance Note)**

Front roof



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Dilapidations

RICS Guidance Notes

5th Edition



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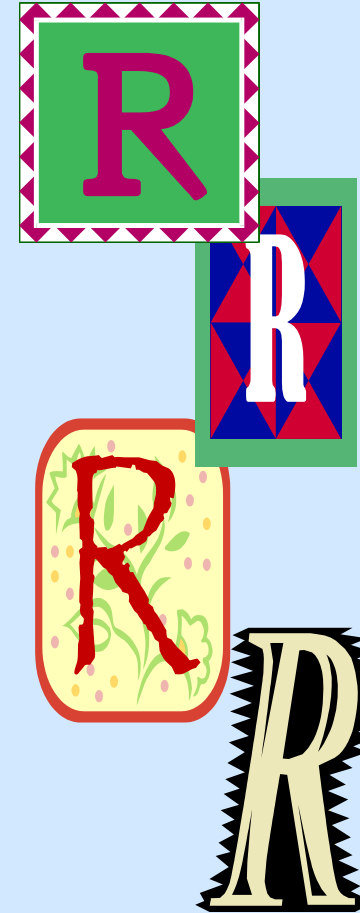
Front flat roof



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Lease read it the 4 Rs?

- a) Name the four Rs
- b) Which one R does Section 18 limit?
- c) What are the two ways a claim is limited by a Section 18?



And that's the outside

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Dilapidations Guidance Note - What's in it?

1. Introduction
2. Role of Surveyor
3. Taking instructions
4. The Lease and other enquires
5. Inspection
6. The schedule
7. Claims at the end of the lease
8. Claims during the term
9. Break clause
10. Claims against landlords
11. ADR
12. Settlements
13. Appendices



Quote for the Day

***"We are not creatures of
circumstance: we are creators of
circumstance"***

Benjamin Disraeli