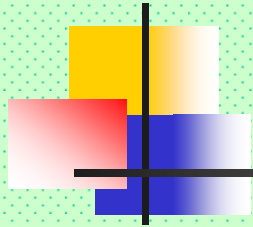


This is Surveying

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- Mark Hurst BSc MSc FBEng MCIOB
- Chartered Building Surveyor

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Key Areas

- Dilapidations
- Surveys and Reports
- Disputes

Whole Property World

- Residential, old to new
- Commercial old to new
- Leisure
- Care sector
- Industrial
- offices
- and retail



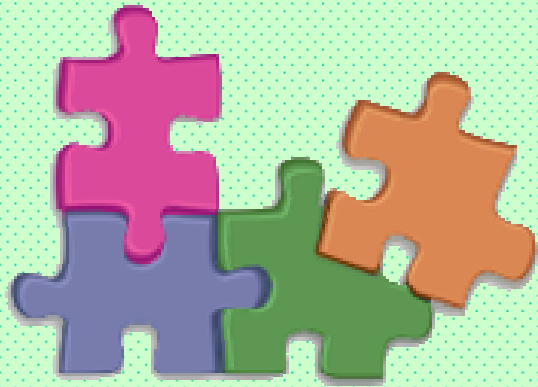
We will look at our clients

- Property Investors
- Property Developers
- Property owners
- Business owners
- Home owners



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Problem Solving



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Setting Goals



Short term goals

Pass the coursework, oral and written exam

Long term goals

Establish a process of good habits that work for you

And help you to become a chartered surveyor

Key Areas



Dilapidations

For property investors & business owners

Surveys and Reports

For property purchasing Investors / owners

Disputes

For resolving property problems

A bit about me



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Leisure



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Industrial and Offices



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Retail



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Care Sector



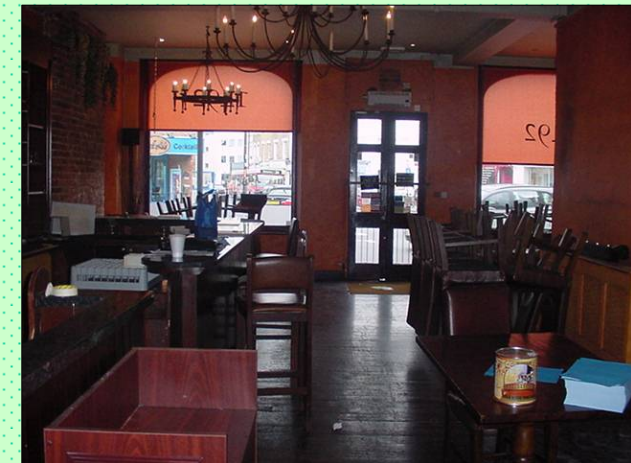
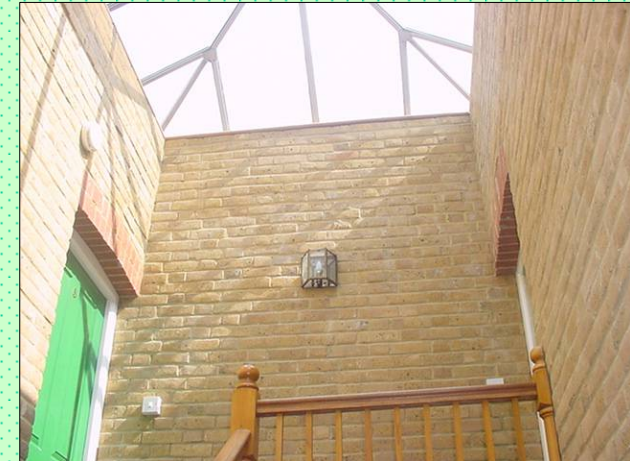
This is when I was reminded that you work
as part of a team!

And I needed to phone the IT people!

TEAM

Together Everyone Achieves More

Surprises



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Nice places to be



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What I like doing in my spare time



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Things don't always go to plan!



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Potential



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Always Something to Learn



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Share With You



- To share with you what I have done and learnt from working in the property world –
- I certainly don't think you should copy me, it may not work for you! Some of it did not work for me!

I Like Goals

Here are my goals: what are your goals?

- ❖ To develop our problem solving skills
- ❖ Develop our negotiation skills
- ❖ Our communication skills
- ❖ Increase our property knowledge
- ❖ To make us useful to a property investor/ Landlord or leaseholder / business owner or to become one?



Reminder! Key Areas



- **Dilapidations**

For property investors & business owners

- **Surveys and Reports**

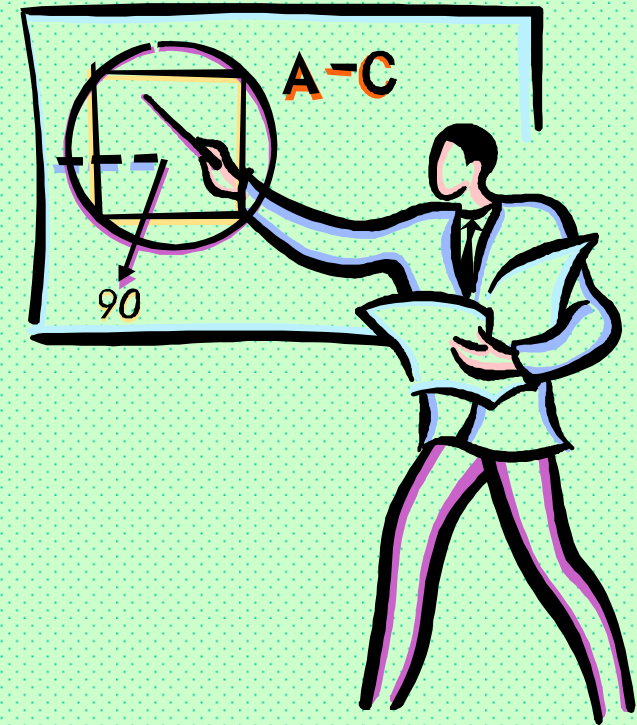
For property purchasing Investors / owners

- **Disputes**

For resolving property problems

Format

- The first part will be my presentation (but it will need some participation from you!).
- The second part will be a tutorial – active learning.

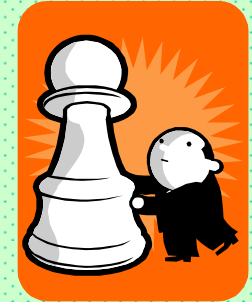


Dilapidations

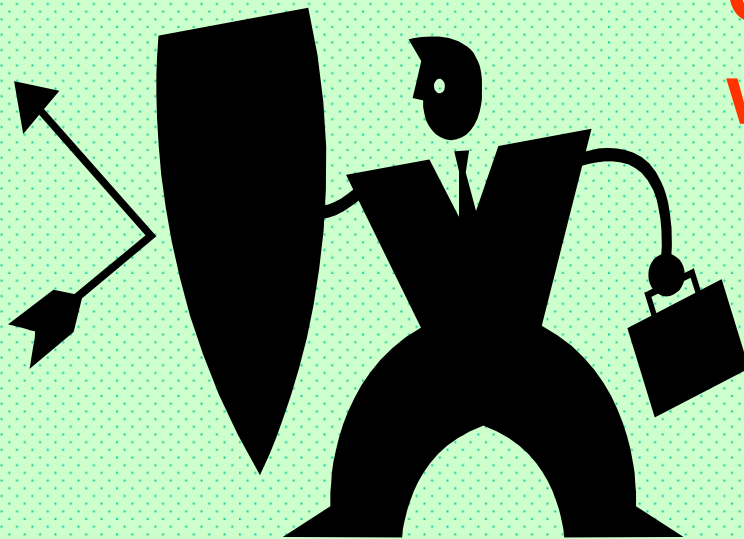
- Dilapidations overview & Schedules of Condition
- Schedules of Condition, Schedules of Dilapidations and Scott Schedules
- Leases, RICS Guidance, and Protocol
- Legal Framework
- Clients and Terms and Conditions
- And more dilapidations

The Dilapidations Game

It's not as simple as following the rules!



The dilapidations game –
OR is it a battle? Or
war!



Both sides can look at
the same thing very
differently

Surveys and Reports

- Facts & Opinions & Survey Process
- Types of Surveys & clients & T&Cs
- Survey Process
- RICS Guidance
- Eras
- Correct advice & right price
- Commercial property

3000 word building survey report required

- Template
- Photos
- Client instruction
- And guidance



Disputes Resolving Property Problems



Resolving problems

Negotiating

Party Walls

Expert witness

RICS Guidance

What's Happening When



- Dilaps week one to ????
- Surveys weeks ???? To ????
- Disputes weeks ???? To ????
- All the above is just a plan and can be subject to change

Good to be here



- Learn about using and managing available resources
- Learning how to solving problems enables you to solve bigger problems
- Life long learning skills
- Focus on the excitement of learning rather than the fear of failing
- The skills of learning allows you to grow

**I like to learn and I like
quotes**



“If you’re going to think”

THINK BIG !

Donald Trump Property Tycoon

Thank you for your time

Mark Hurst

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