

# **Dilapidations Six**

## **Goals, Presentations**

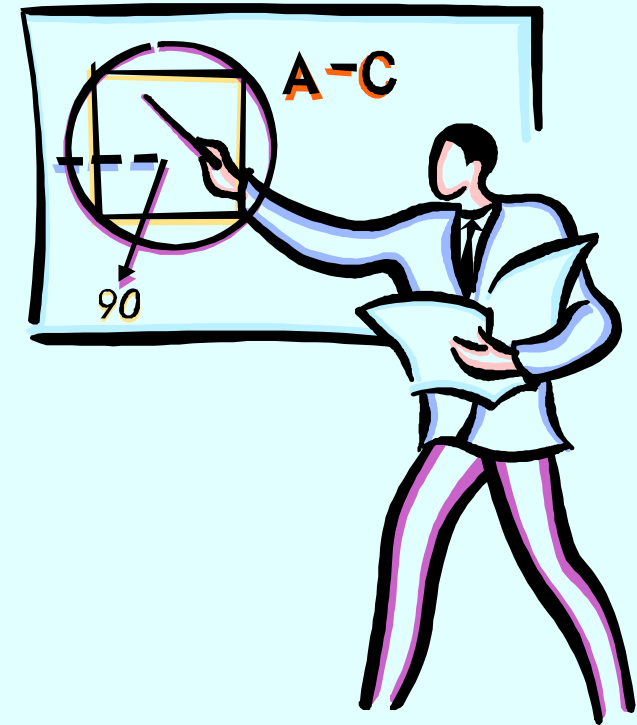
### **and Offices**

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# Summary

Every lecture will follow the same format:

- The first half hour or so will be my presentation (but it will need some participation from you!).
- The second hour or so will be a tutorial – active learning.
- The last half an hour will be general feedback.



# Review

- Week 1 - Schedule of Condition & Property Report for tenants
- Week 2 - Dilapidations for Landlords
- Week 3 – Leases - Full Repairing and Insuring or Limited Liability Leases
- Week 4 – Legal Framework
- Week 5 - Schedules of Condition Review - Section 18 Valuations – Estimating
- Week 6 – Schedules of Dilapidations Review, Goals and Presentations
- Week 7 – ADR, Court Expert witness and Presentation

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# Course Work



Course work requirement:

## Oral presentations

In groups of six maximum presentations  
(with five minutes minimum each) on  
Schedules of Condition & Property Reports  
and Schedules of Dilapidations

Ready to present 1<sup>st</sup> Dec 2008

# Oral Presentation

- This will mean a good readable set of site notes from everyone
- A Schedule of Condition & Property Report
- A Schedule of Dilapidations with the case law relating to each item
- A presentation with each person taking a five minute minimum part
- Hand in power point presentation

# Divide !



- Prepare two five to ten minutes presentations

# Your Presentation! Progress Report

- Goal – Plan – Action!
- What you have done so far and what you have to do, any issues that need resolving
- Including an Action Plan with time scales and who's doing what by when

# AND

Five to ten minutes presentation on  
one of the following



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# You should be able to present on and answer exam questions on the following, can you?

1. Schedules of Condition
2. Schedules of Dilapidations
3. Scotts Schedules
4. RICS Guidance Note
5. Section 18 Valuations
6. Costing Dilapidations
7. Licences
8. Break clauses
9. Side letters
10. Covenants types of 4 Rs & yield up
11. Types of damage claims
12. CPR
13. Section 146 notices
14. T & C letter
15. Dilapidations process
16. Dilapidations case law as listed

# Goals

- Goal – Make your goals specific
- Plan – Write down what you have to do
- Action – Time manage



# Offices – Look out for

- Any likely property issues?
- Think about offices - what do they need?
- Areas of concern on office conversions?



# Front View



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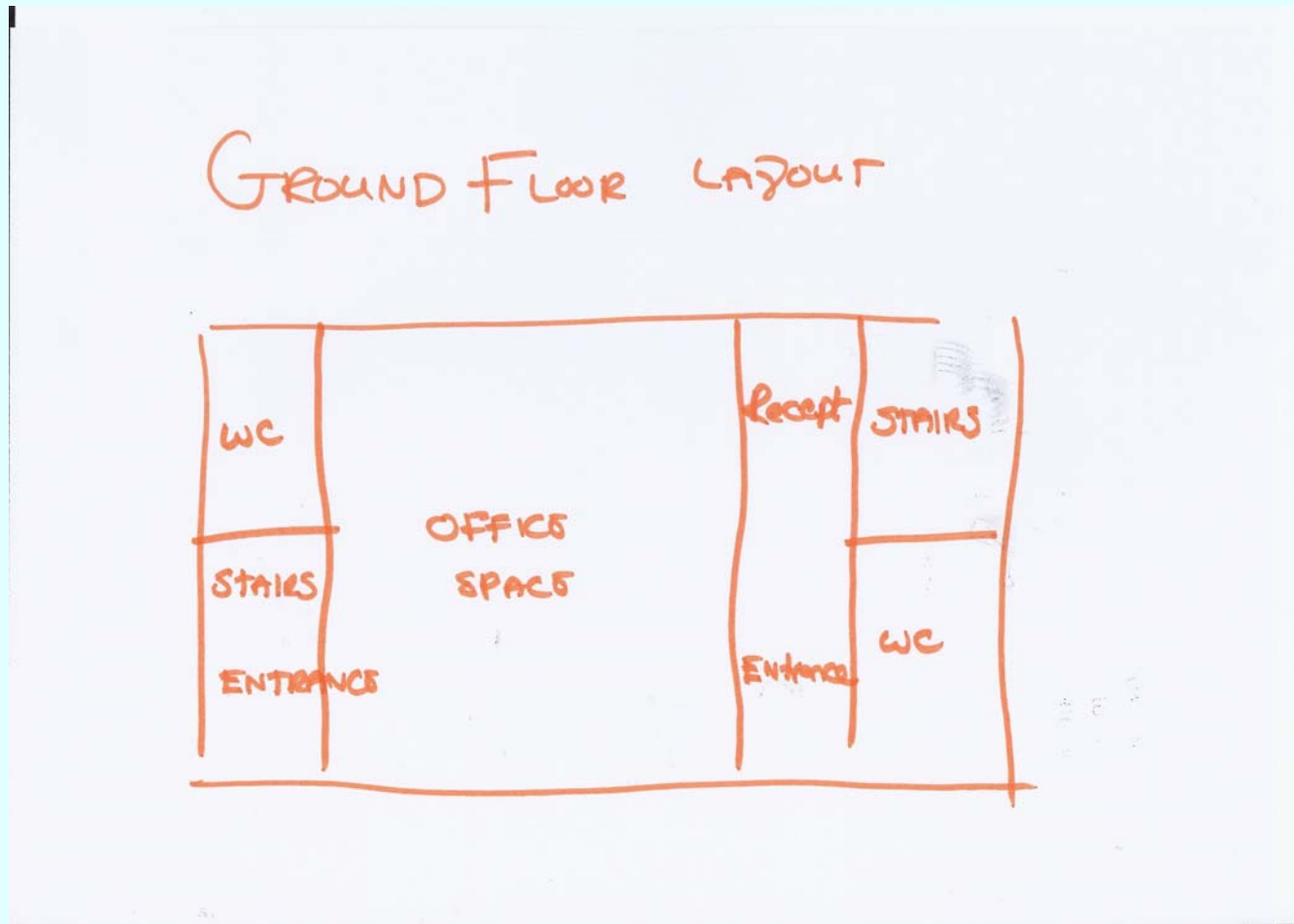
- Location - East London
- Mixed residential and commercial area
- Converted House

# Left Gable



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# GF Plan



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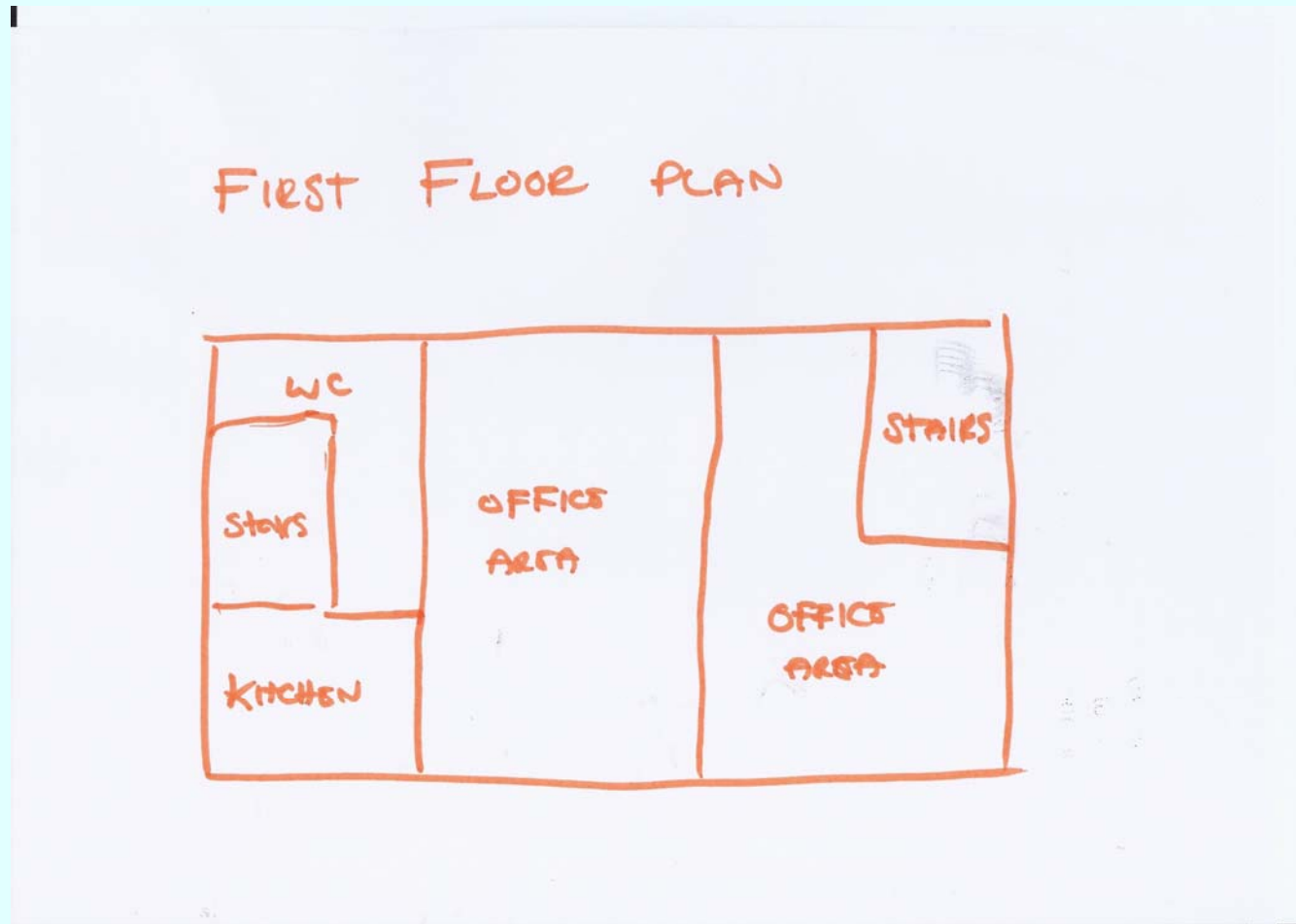
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# FF Plan



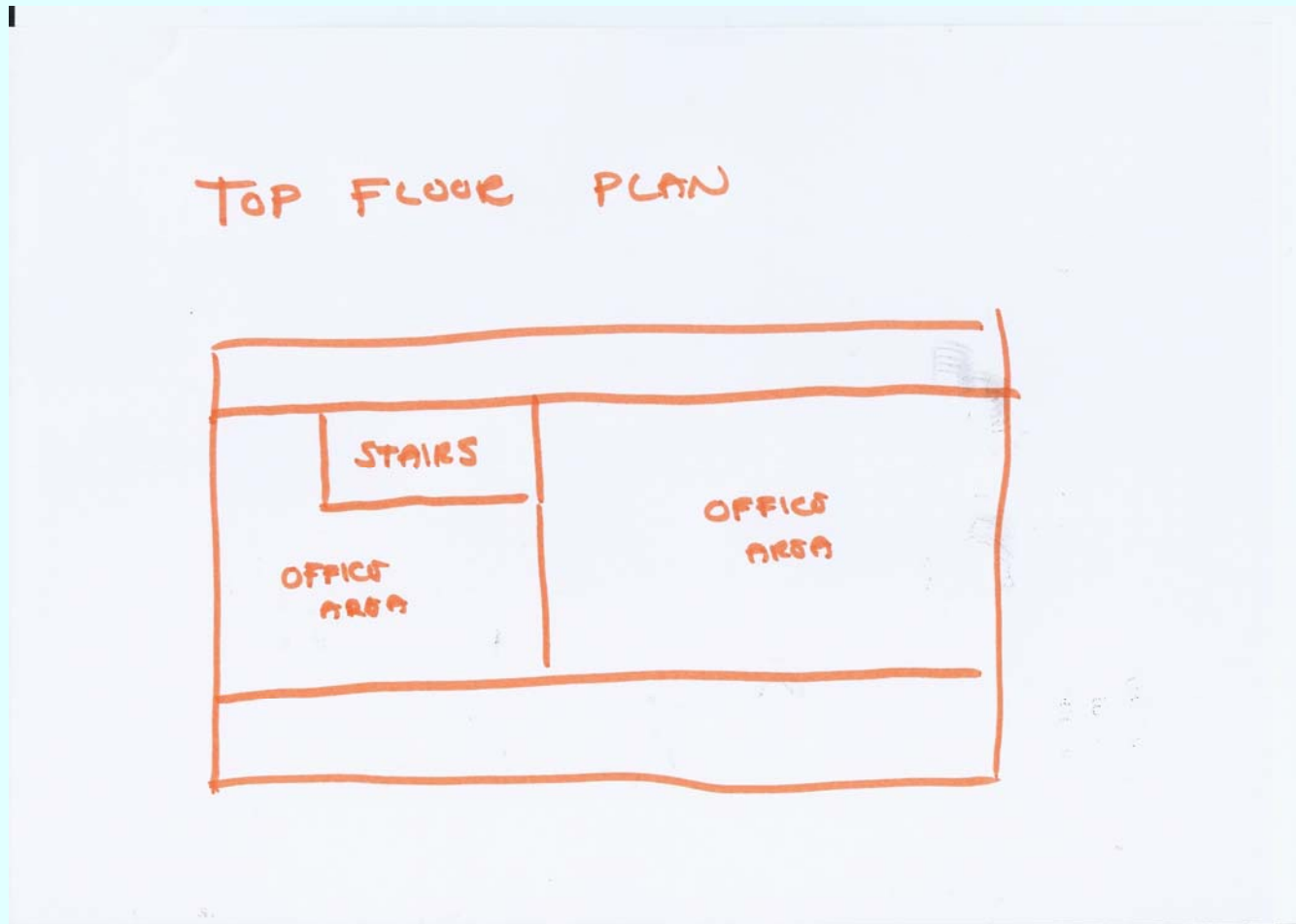
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# Rear View



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# SF Plan



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# Offices – Look out for

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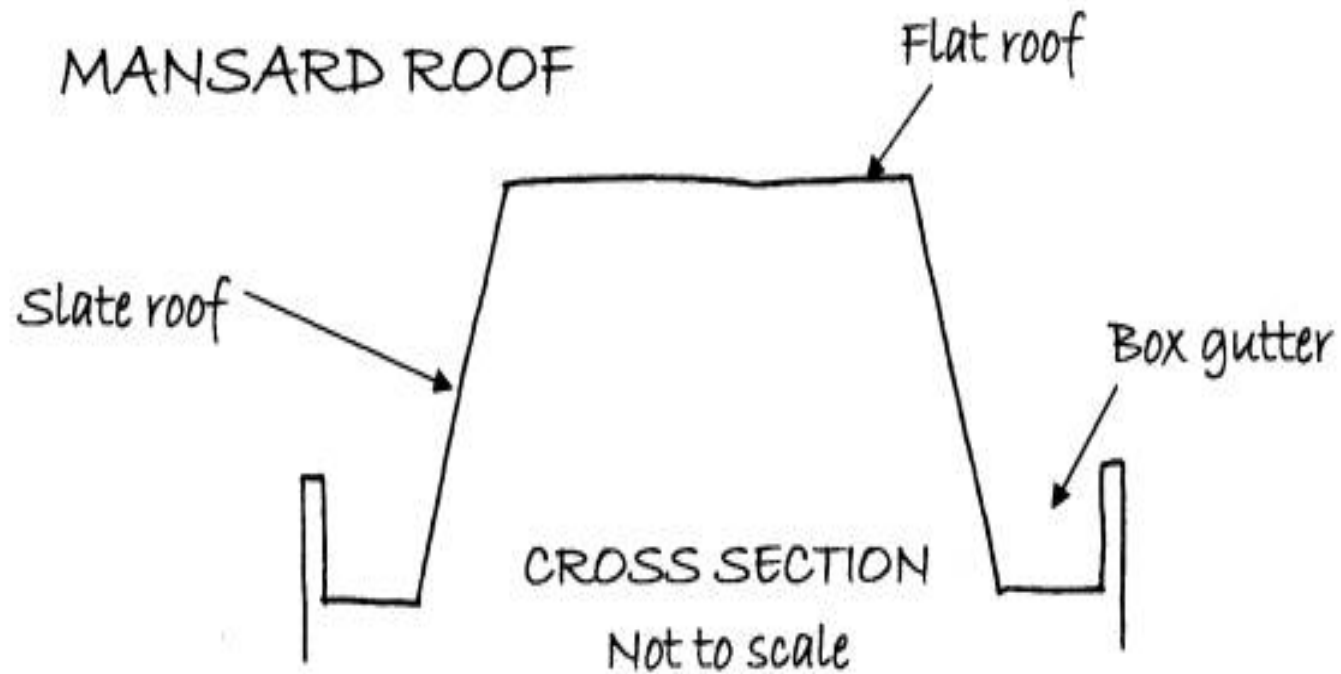


# Roof



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# Mansard Roof





# Street View



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# Air Brick



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# Building about 50 m away



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# Also close by



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# Another close by building



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# Same building different place



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# Crack to front right hand side



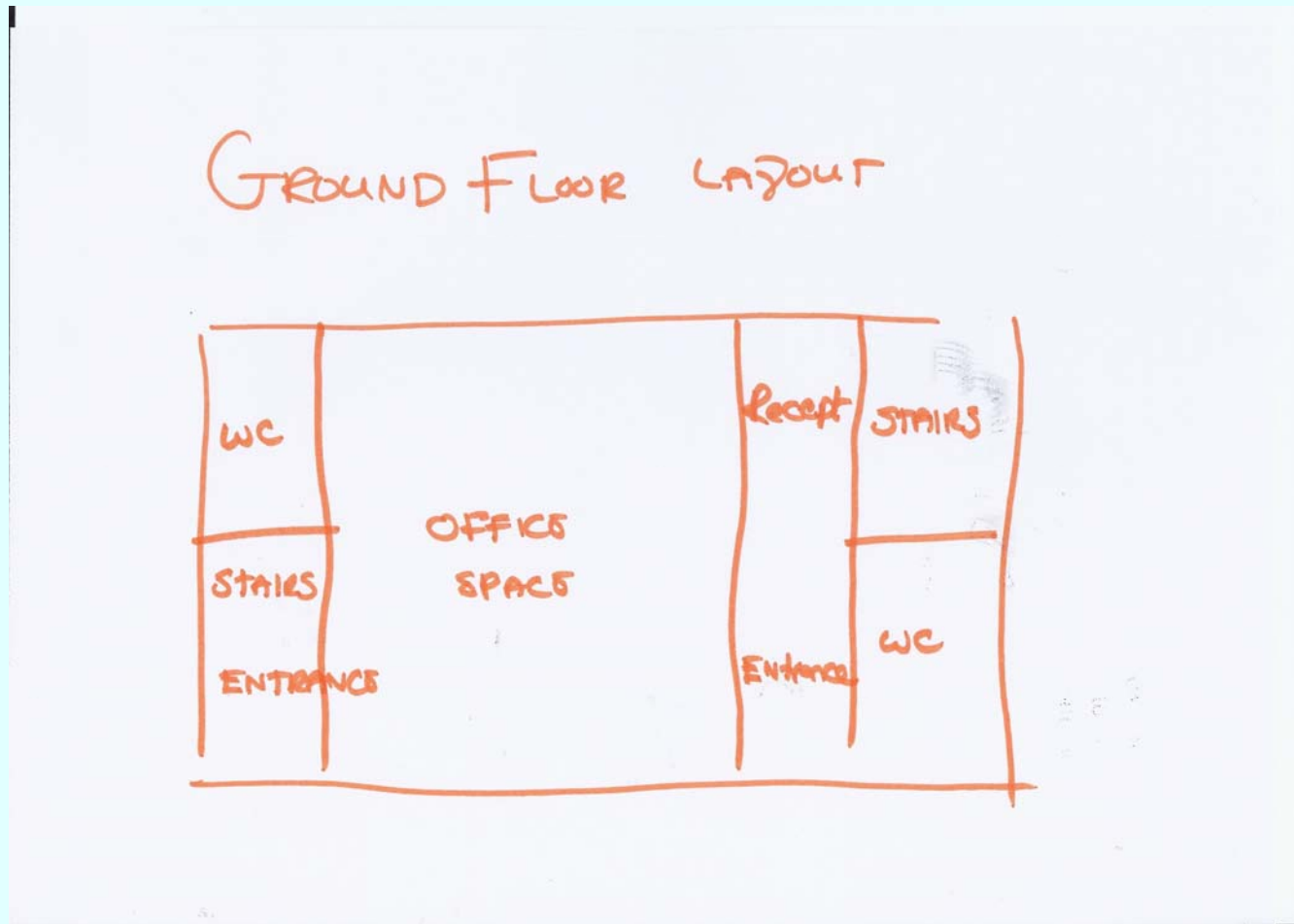
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# GF Plan



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# Ground floor looking to front



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# Checking for damp



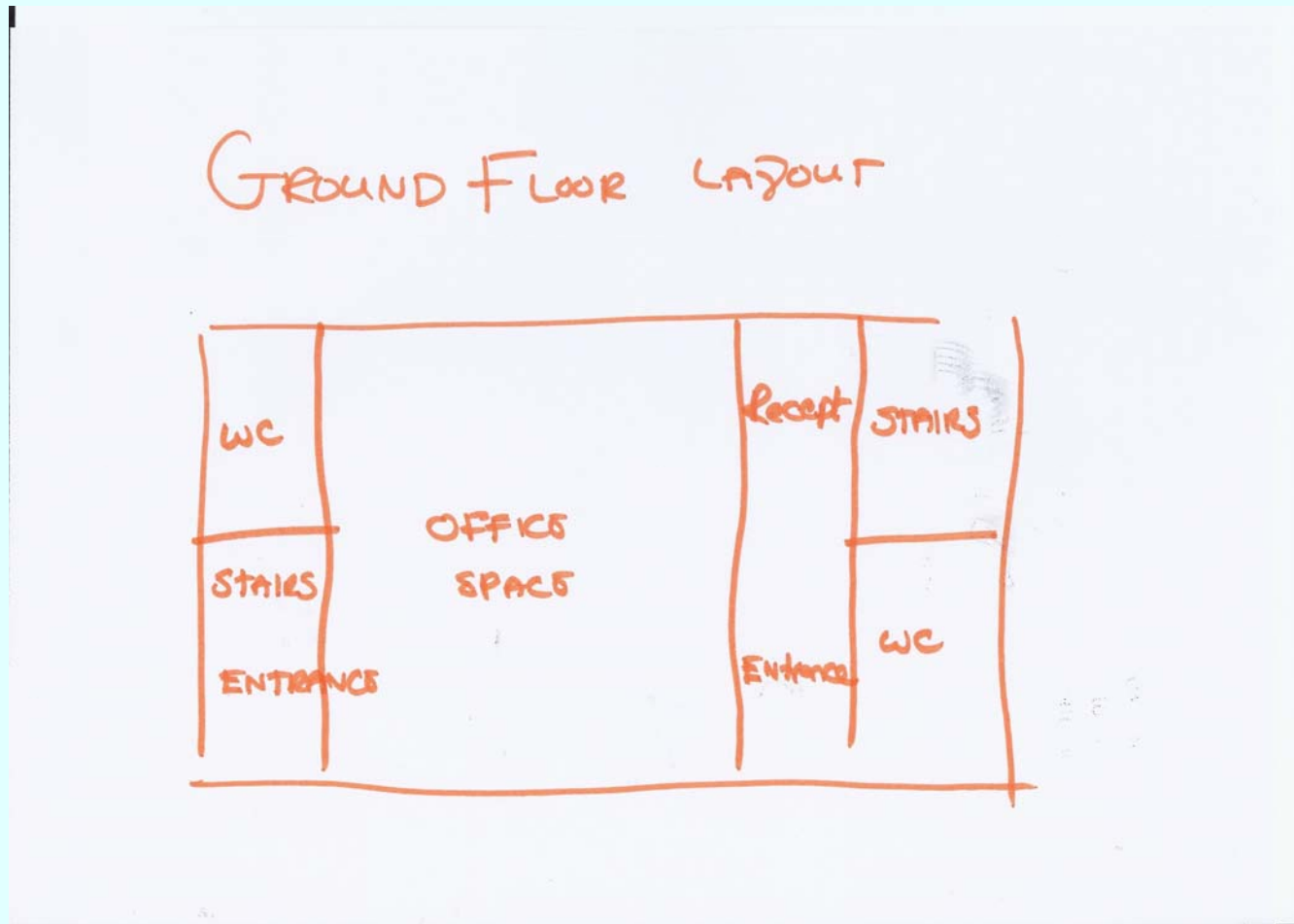
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# Ground floor looking to rear



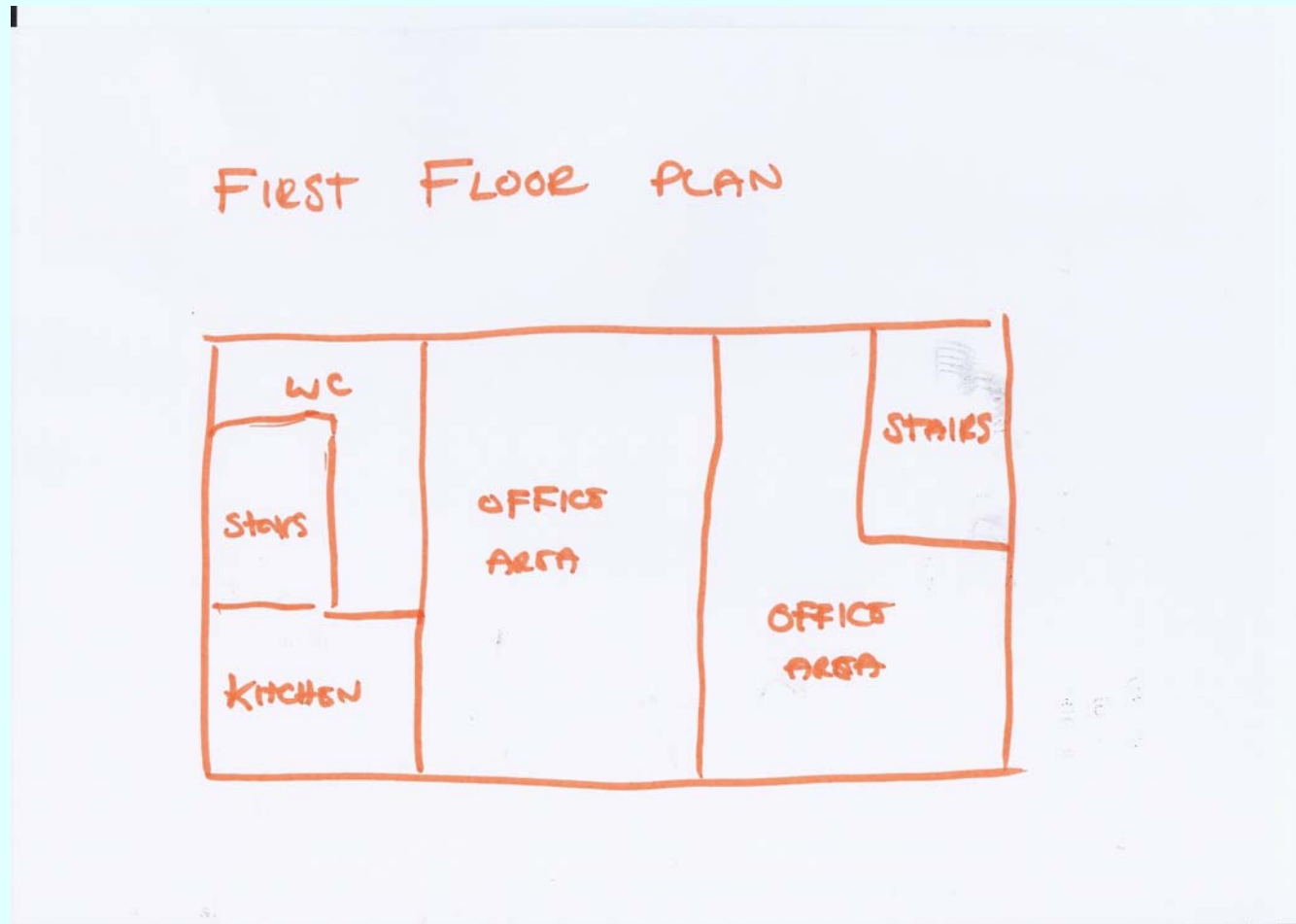
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# First Floor



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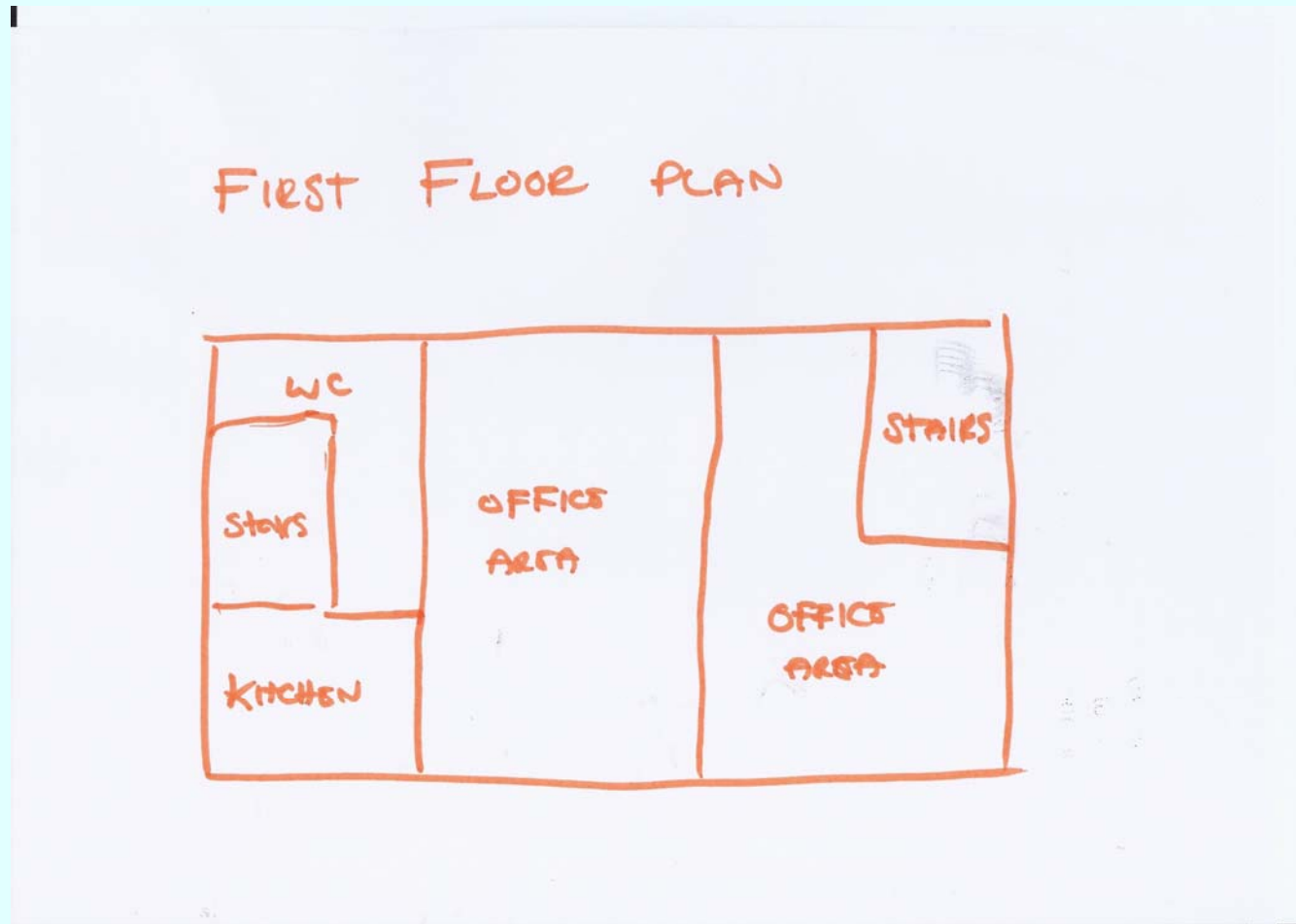
# FF Toilets



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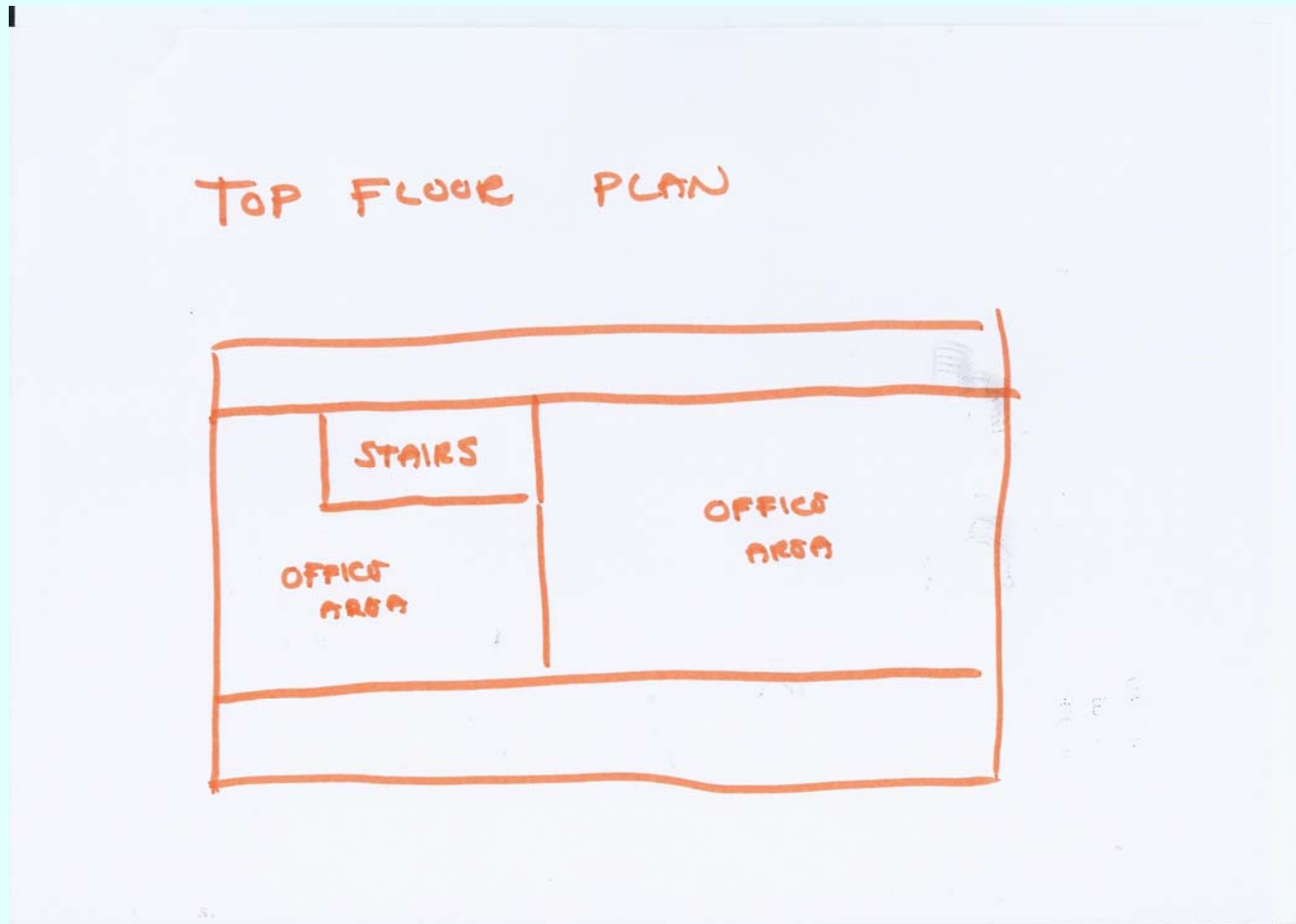


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# Top Floor



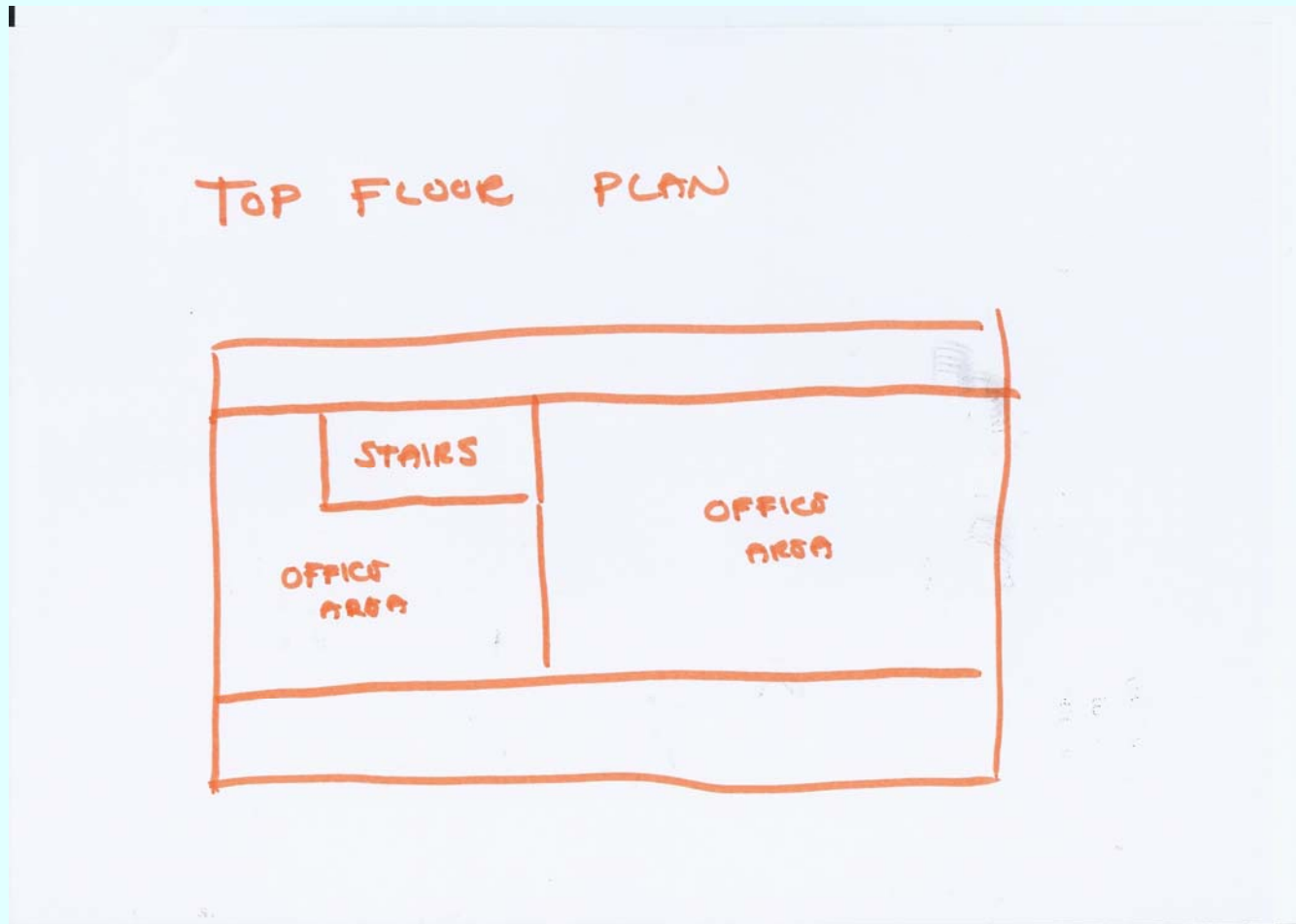
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# Top Floor window



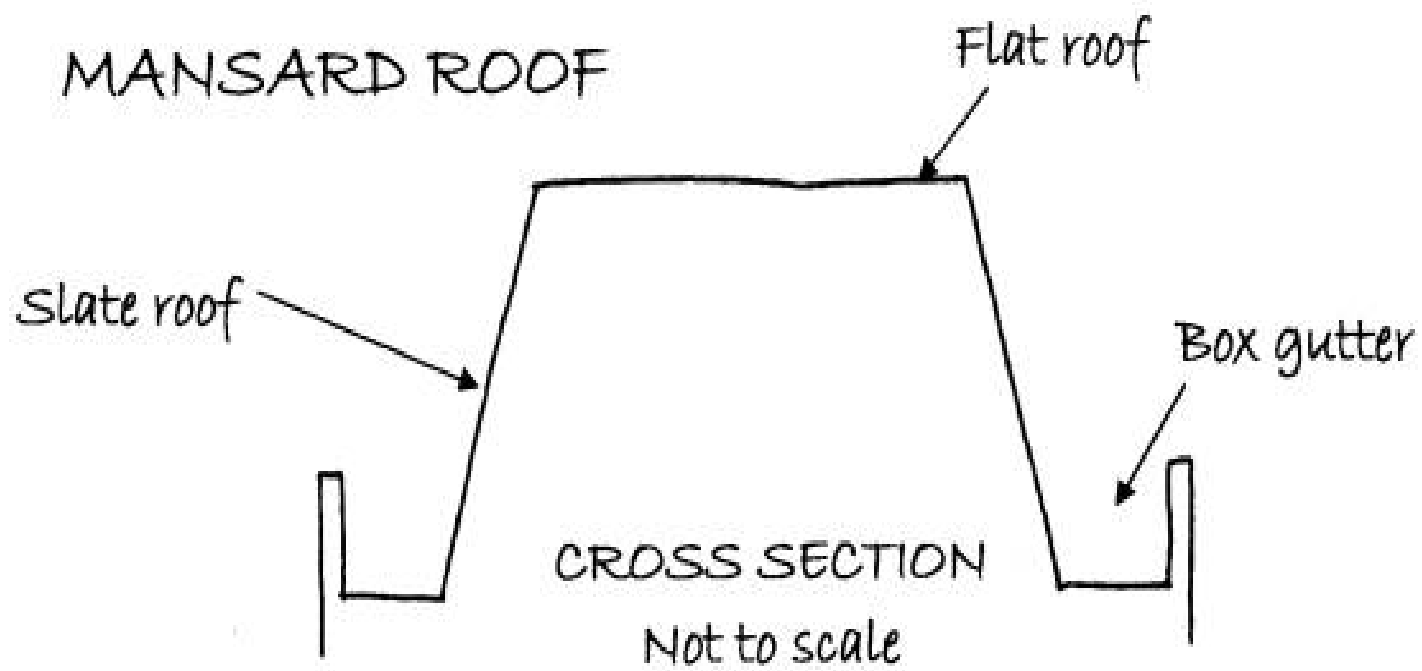
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# Offices – Look out for

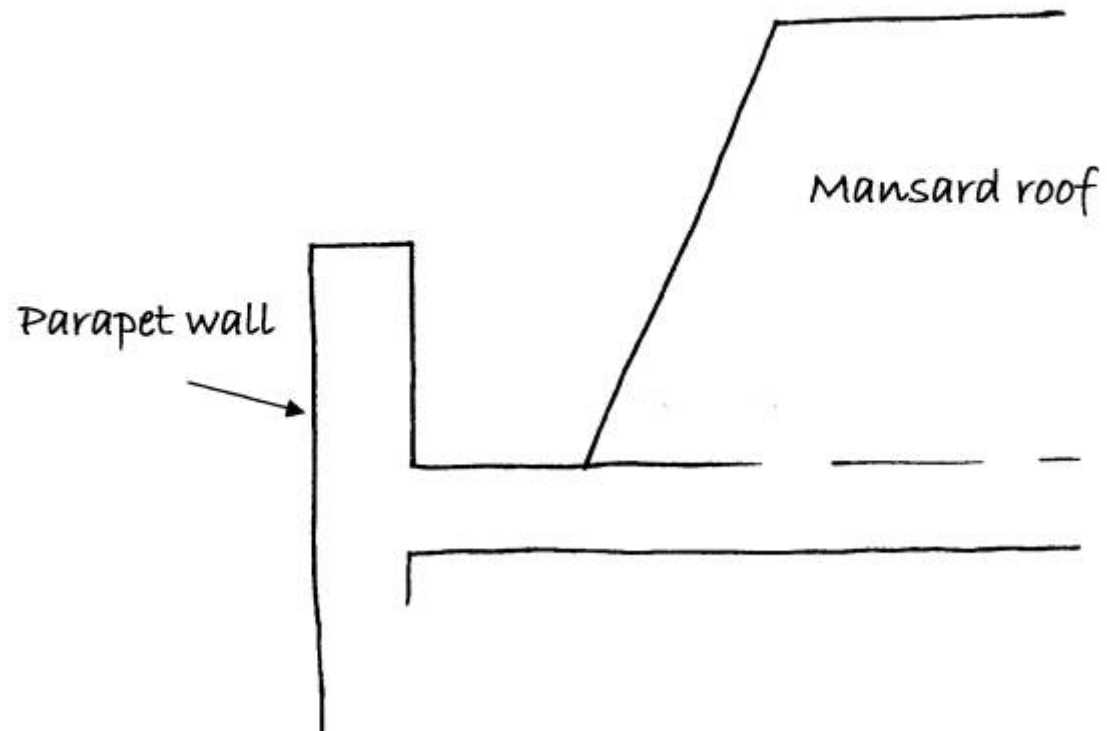
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- Think about offices - what do they need
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# Box gutter



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PARAPET WALL



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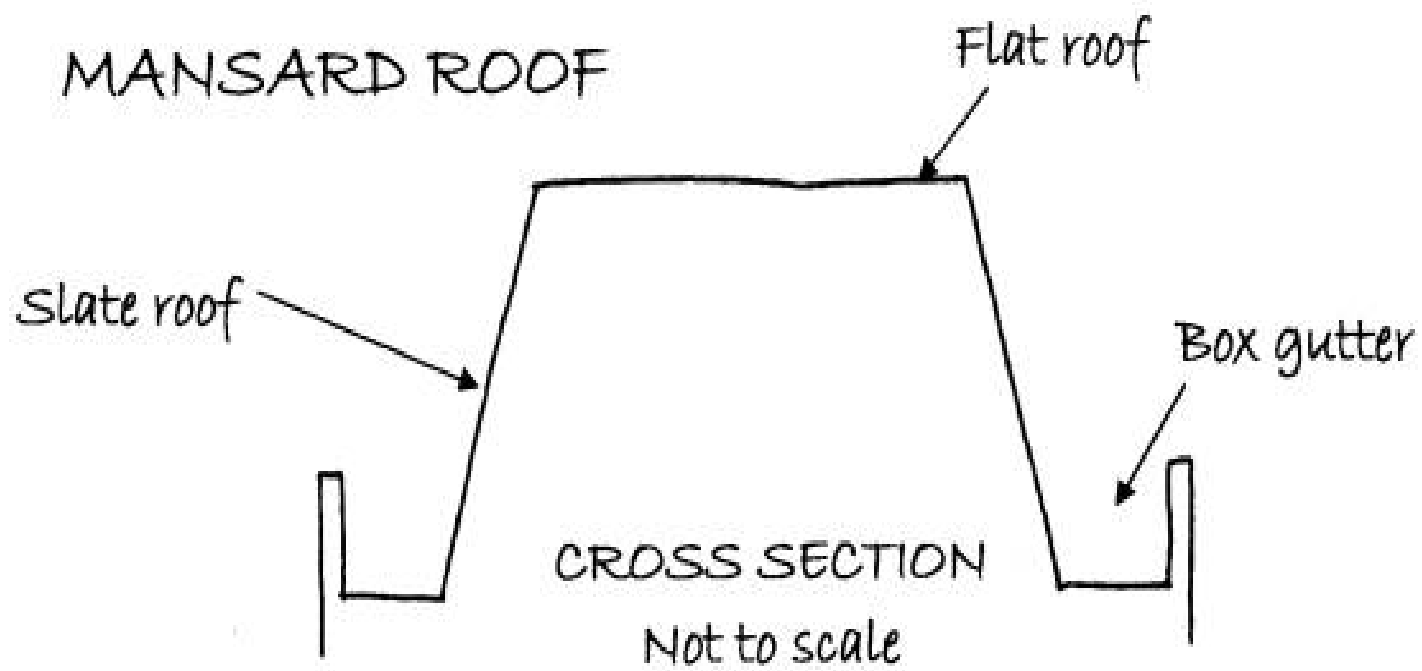
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# Top of Mansard Roof



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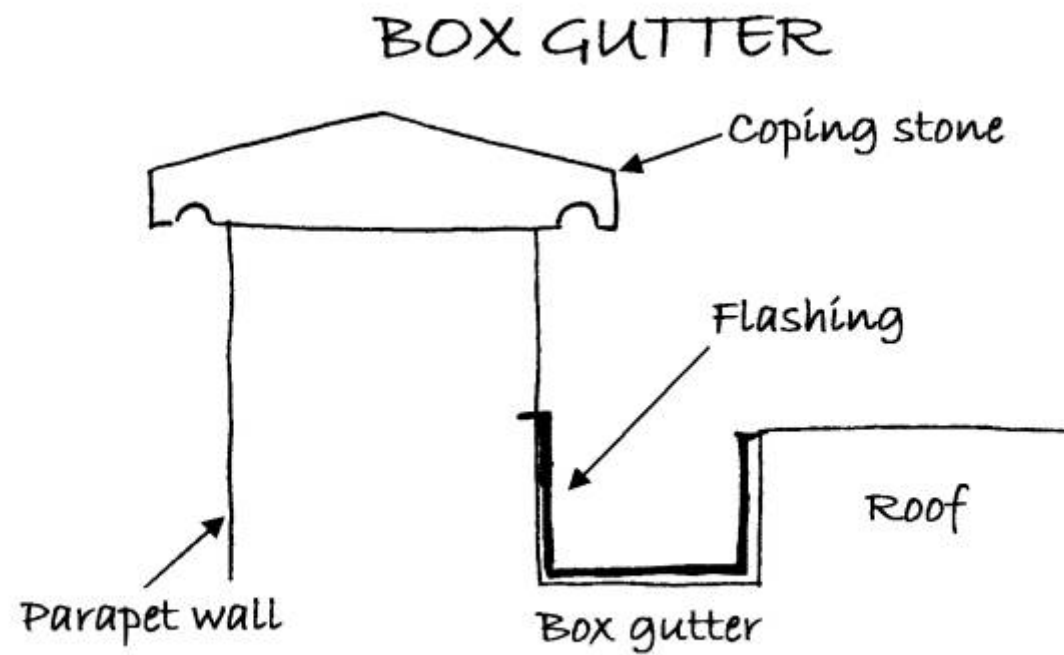




# Box gutter to rear



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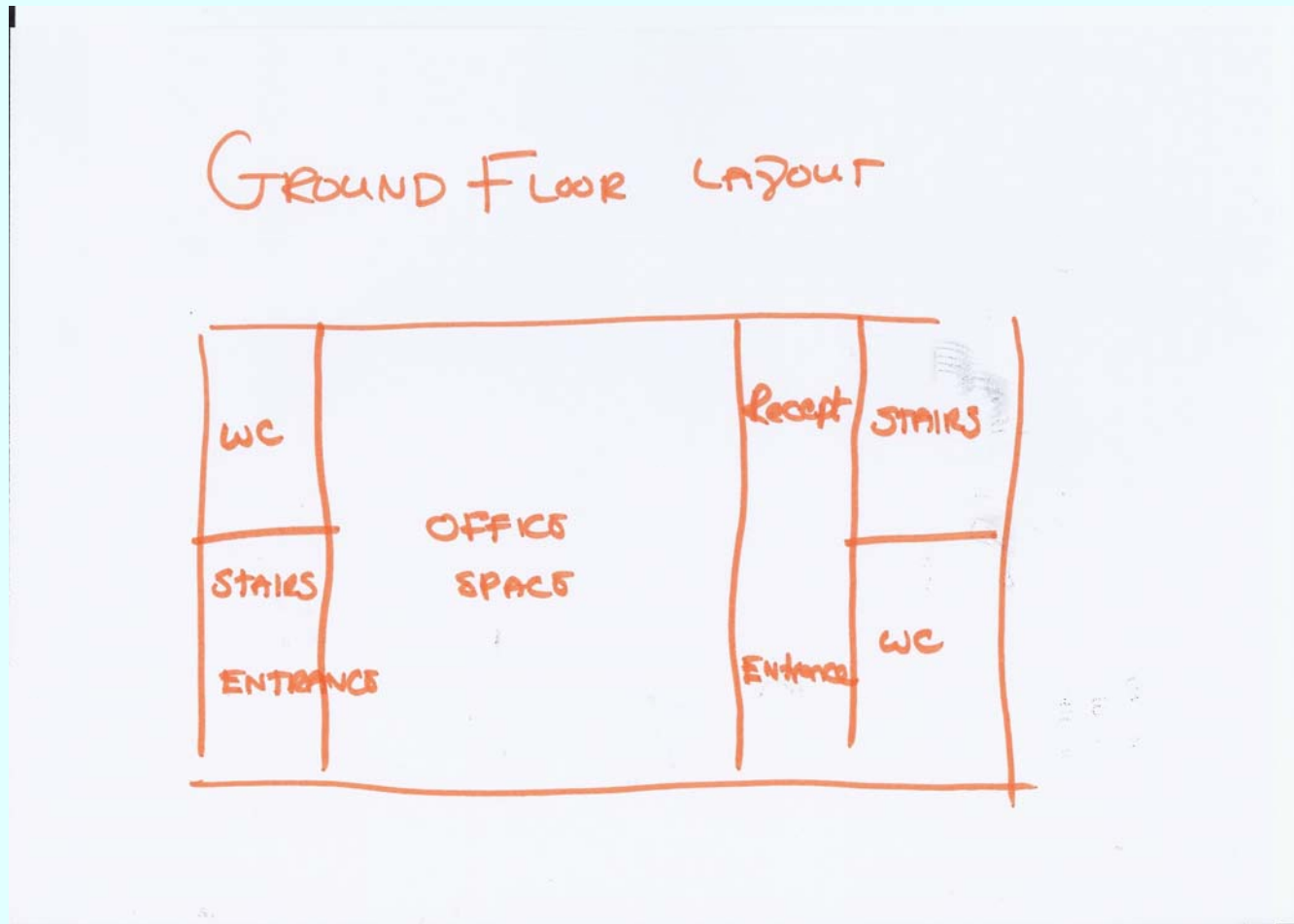


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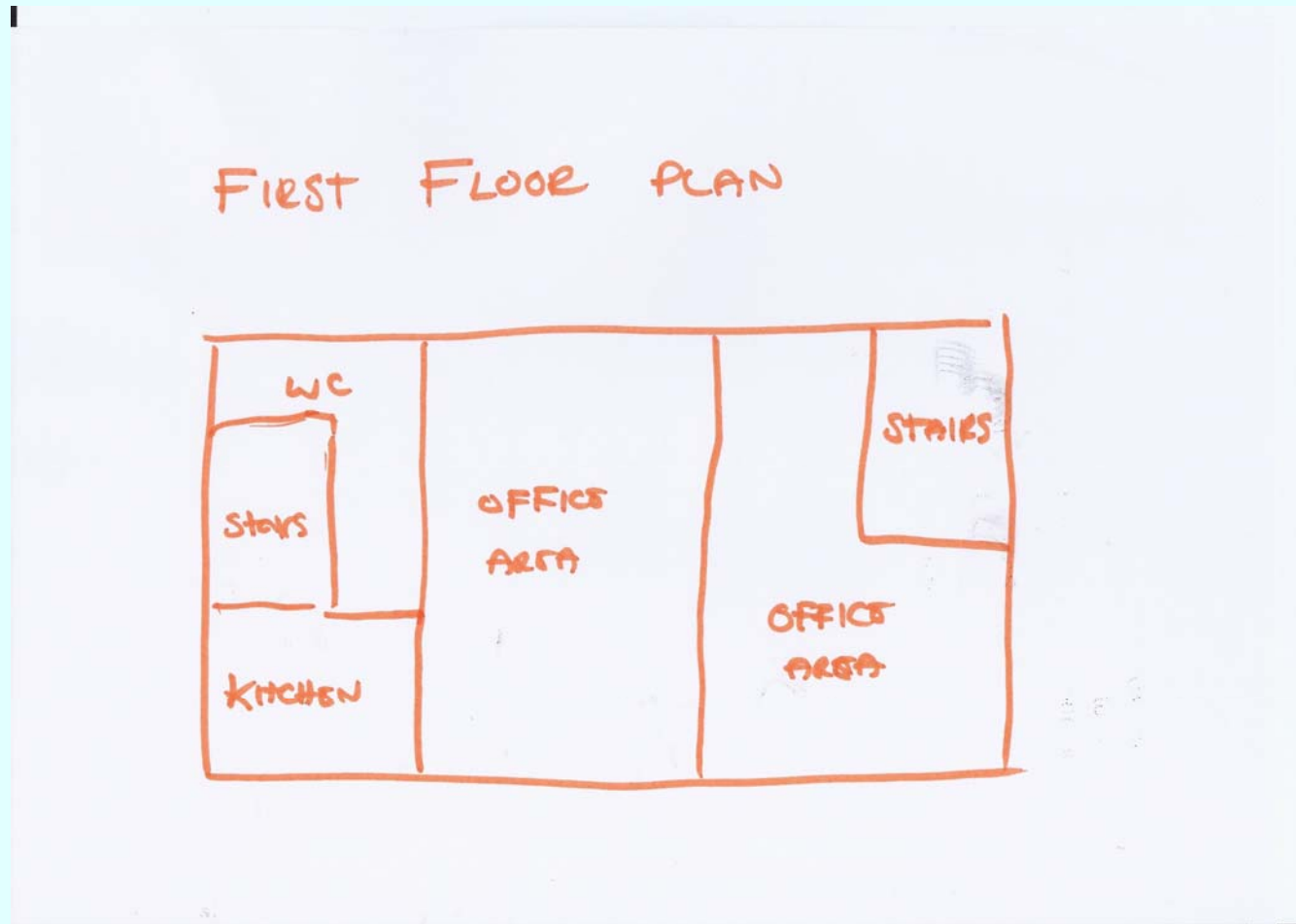
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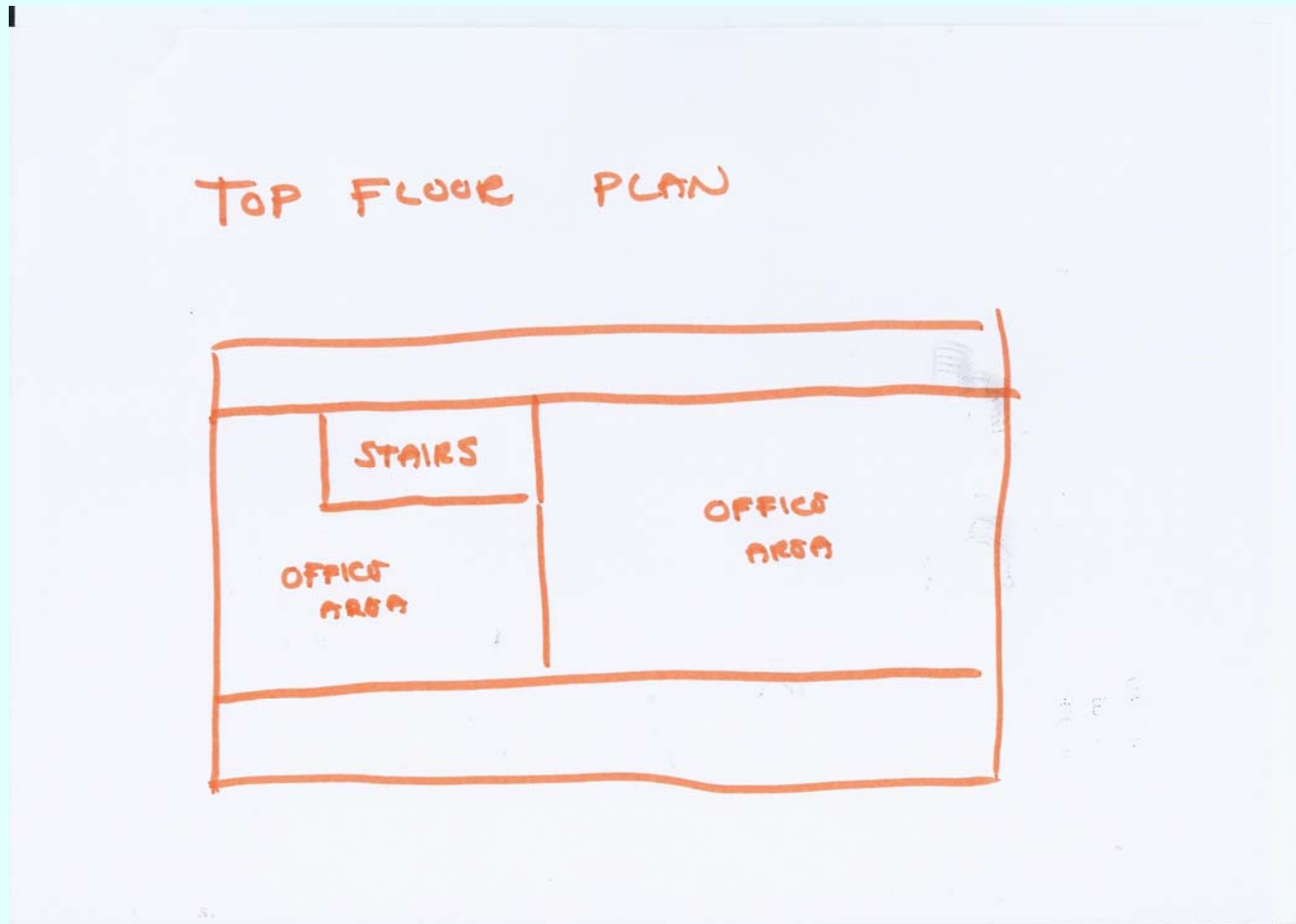


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