



ARTICLE SERIES
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DILAPIDATION REPORTS/ EXISTING CONDITIONS INSPECTIONS



When you are carrying out construction or building work in close proximity to other properties, there is the chance that issues might arise, such as cracking, leaking or deterioration in the adjoining properties. This could be due to vibration from heavy equipment or excavation work for example. Even if the construction work is carefully managed, it has the potential to cause damage to nearby or adjacent buildings.

To protect yourself against possible disputes or claims from your neighbours, you should consider a Dilapidation Report – also known as an Existing Conditions inspection. In this building inspection, the condition of each of the adjoining properties is documented before you commence the building works.

What is a dilapidation report?

A dilapidation inspection is conducted by an independent third party to prevent any conflict of interest between affected parties. The report provides a written and photographic record of existing conditions of the property, both exterior and interior, prior to the commencement of construction works on the adjoining property. It outlines any existing cracking and damage so you have a benchmark against which to gauge any changes that may have occurred as a result of construction work.

Dilapidation Reports should be agreed upon and signed by all affected parties before building work commences.

Council requirements

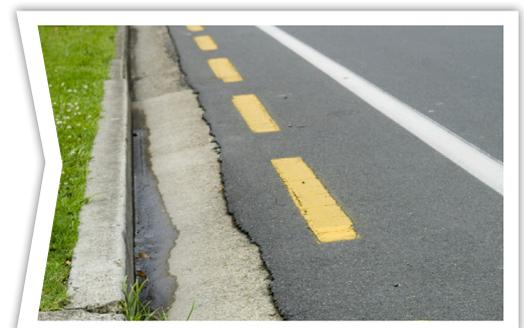
As part of their approval for development, councils may also request a survey covering areas beyond the building site. This may include areas such as footpaths, kerb and channel, gutters and roads.

The dilapidation report must specify the exact location and extent of any damaged infrastructure prior to the commencement of any work. You would need to repair any damage to these areas that might result from your project.

Why should you have a Dilapidation Report prepared?

SPI Property Inspections recommends that a dilapidation report be prepared for the following reasons:

- To capture the pre-existing condition of a property before construction work begins on a new building, renovation or refurbishment.
- To help protect the builder before construction against any litigation issues.
- To help protect the owner of the property before construction or excavation work.
- To resolve any claims straight away, with reference to your photographic evidence.
- To avoid expensive disputes or possibly legal proceedings.





Who can carry out a dilapidation inspection?

When engaging an Inspector for dilapidation work, it's important to choose a registered builder who is insured and has on-the-job experience in the industry. SPI Property Inspections has the experience and knowledge to provide an independent comprehensive report that will help protect you in the event of a future claim. Our Inspectors have the capability to highlight areas of the property that may be vulnerable to damage such as cracking or slight movement.

Completion of construction work

After our initial report, SPI can also carry out a final inspection once the works have been completed so that any variations can be identified. A final inspection will determine if any of your construction works have affected the surrounding buildings and any rectification work is required.

How much will a dilapidation report cost?

The cost of a dilapidation report will depend on a number of factors such as the property size, location and number of properties and infrastructure to be inspected. SPI will be able to provide a free quotation on request, along with one of our sample reports.

Dilapidation reports are a critical part of the construction or excavation process. If you are contemplating any construction work on your property, we strongly recommend that you invest in a dilapidation inspection carried out on all adjoining properties to document the existing conditions.

Protect yourself against possible disputes with a dilapidation report. Contact us today for a free quote on 1300 721 032 or email us at info@spipropertyinspections.com.au.

