

North Rocks NSW

Terminal Schedule of Dilapidations

- putting the value back in the property

Before



After

SGA Property Consultancy was instructed as an independent expert by the Landlord to consider the lease documentation, inspect the property and prepare a Terminal Schedule of Dilapidations (Make Good Report).

The 12 year old property comprises some 4,000m² of production warehouse space with ancillary office space of circa. 600m². The Tenant had been the sole occupant of the building which had been heavily fitted out with production equipment, building services and office fit-out. Occupation had resulted in significant wear and impact damage affecting the floor slab.

SGA Property Consultancy ensured that the Tenant's make good (in accordance with the lease) allowed for all repair and reinstatement works to return the premises to a base building finished facility (taking fair wear & tear into account). The Tenant reviewed & was in full agreement with the SGA report and elected to complete the works within the last month of the lease term.

Following the completion of the works (100% at the Tenant's cost) the building was promptly leased to a new Tenant. The schedule was updated to provide a Schedule of Condition that formed part of the new lease.

Client

Private Trust

Project Director

Stephen Allan BSc(Hons) MRICS MCIQB

Office

Sydney NSW

Value of Tenant's Reinstatement

\$270,000+GST



Property
Consultancy

www.sgaproperty.com

SYDNEY

Level 2
120 Clarence Street
Sydney NSW 2000
Australia

P: +61 2 9299 2988
F: +61 2 9299 5288
E: syd@sgaproperty.com

MELBOURNE

Suite 301 North, Level 3
350 Collins Street
Melbourne VIC 3000
Australia

P: +61 3 9670 6737
F: +61 3 9670 2357
E: melb@sgaproperty.com

AUCKLAND

Suite 2, Level 4 99 Queen
Street
Auckland
New Zealand

P: +64 9 368 4888
F: +64 9 368 4988
E: nz@sgaproperty.com

BRISBANE

Level 30 AMP Place
10 Eagle Street
Brisbane QLD 4000
Australia

P: +61 7 3303 8691
F: +61 7 3303 8445
E: bris@sgaproperty.com

PERTH

Level 28
140 St Georges Terrace
Perth WA 6000
Australia

P: +61 8 9278 2793
F: +61 8 9278 2525
E: perth@sgaproperty.com

HONG KONG

Level 39, One Exchange Square
8 Connaught Place
Central
Hong Kong

P: +85 2 3101 7352
F: +85 2 3101 7353
E: hk@sgaproperty.com