

## Dilapidation Reports

The damage/defects report schedule is generally prepared for the neighbouring properties to a construction site. Many councils require a dilapidation report from both parties (builders and property owners), as it is a standard procedure to follow in the approval process before any major construction work. Property owners are encouraged to obtain a dilapidation report in order to identify and document any pre-existing cracking or structural damage before the commencement of major excavation or construction activities involving heavy machinery. After the completion of construction, the property should then be issued with a post-development dilapidation report which evaluates any property/structural damage caused by a direct result of construction works.

A dilapidation report is comprised of observations & photographs of each defect found and diagrams created to demonstrate the conditions of the property/infrastructure. At **RCE**, our expertise consultants provide comprehensive dilapidation reports on internal and external areas of the structure, defect proforma sheet schedule, photograph location plans and the description of the defects identified during inspection.

**RCE** ensures accurate dilapidation report reflecting the condition of the property before and after a major construction within the zone of influence and hence when a dispute arises, it is clear for both parties to determine any unintentional damage caused by the nearby construction works. **RCE** holds reputation for excellence in providing high quality service to our clients.

