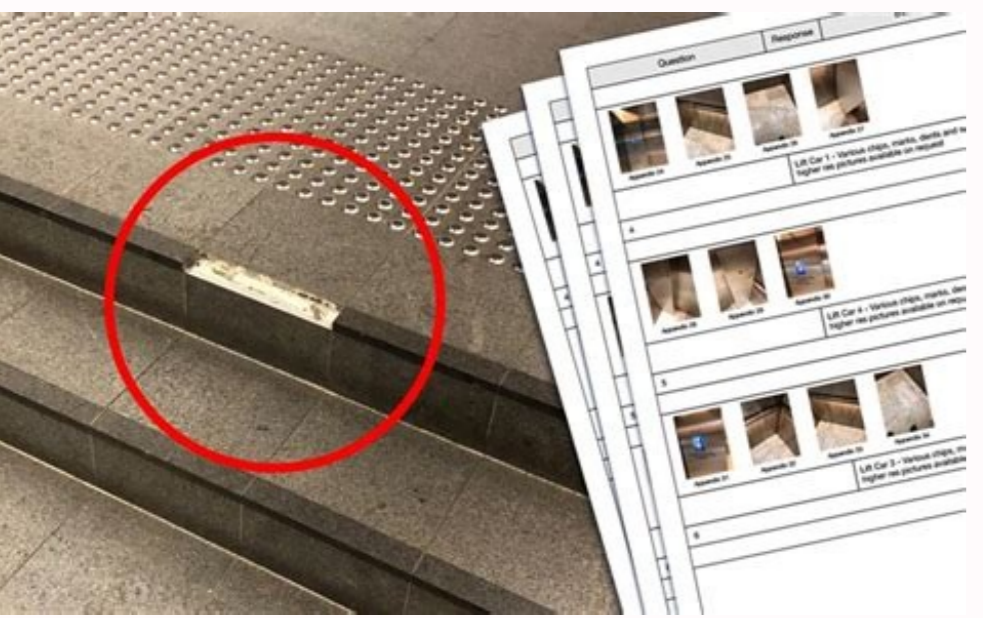


I'm not robot!

CRACK CATEGORY	DEFINITION
0	Width less than 0.1mm: Hairline cracks which do not need repair.
1	Width less than 1mm: Fine cracks which do not need repair.
2	Width less than 5mm: Noticeable cracks which can be readily filled.
3	Width between 5mm and 15mm: Cracks are repairable. Weather tightness may be impaired and repairs may require the replacement of small sections of wall.
4	Width greater than 15mm: Extensive repairs required to walls and possibly to adjacent window and door frames, lintels, beams and service pipes.



Dilapidation cost meaning. How much does a dilapidation report cost. Dilapidation report cost sydney. Who pays for a dilapidation report.

A building dilapidation report is an important document that records the potential risk or damage to property. You can sometimes use dilapidation reports to record conditions at the end of a tenancy period. However, this article focuses on the reports that builders and developers carry out before and during construction. These audits assess the risk of dilapidation and the extent of any damage, should it occur. As populations grow and greenfield sites receive greater protection, many construction projects are taking place in built-up areas. In addition, the demolition and re-build model is increasingly popular. In cities, developers are taking down many large high-rise buildings and replacing them with modern, safer and more efficient buildings. Although this style of construction is welcome news for residents and councils alike, it too has its risks. Your top priority when working on this kind of site is ensuring that you protect nearby properties from damage. Construction workers might have to work with neighbouring walls and connected foundations and it is important not to damage them. Sites often need large amounts of material transferred and demolition usually requires heavy machinery. With deep excavation needed for high-rise buildings, damage can occur through erosion or vibration. Damage leads to disputes and this can be costly to both the construction company and its clients. By completing a comprehensive dilapidation audit before work commences, the potential risks can be identified and quantified and plans can be put in place to change activities and reduce risk. What is a building dilapidation report? A dilapidation report records the condition of all neighbouring buildings that could potentially be damaged by demolition and construction processes. They also document surrounding elements at-risk, including trees, fences, paving, driveways and yards. The audit needs to be as comprehensive as possible. The auditor then assigns risks and probabilities to each activity to determine the likelihood that it will occur. This report will also calculate the potential costs of damage. If an activity is deemed to be too risky or costly then an alternative method or activity can be chosen. Above all, prevention is better than a cure. The report's priority is to identify and limit damage. Who should conduct a building dilapidation survey? Like a snagging survey, building dilapidation surveys should be conducted by neutral 3rd parties. This means that the report will be unbiased and the estimation of costs due is more or less fair. Ensure that you use a chartered surveyor who has previous experience with dilapidation reports for construction companies. How to calculate dilapidation costs? By completing a building dilapidation report, you can limit risks but not completely avoid them. If damage does occur, you will need to calculate dilapidation costs in order to offer compensation. The calculation needs to consider the cost to replace the item or repair the damage. For example, to replace a broken railing. The cost of a similar replacement railing might be £5000 The age of the railing might be 3 years The average lifespan of the railing might be 20 years The remaining realistic lifespan of the railing is therefore 17 years (20-3) The value of the railing per year is £500 ÷ 20 = £250/year The compensation amount is the remaining realistic lifespan x the value of the railing per year: 17 x £250 = £4250 Rather than replacing the item like-for-like, the owner can choose to use the money elsewhere and the calculation fairly considers the value already obtained from the item over its lifespan. If the item is only damaged in part and the damaged section can be replaced, then the calculation can be reduced to take this into account. For example, if your work damages two metres of a 50-metre railing, you would: Divide the total cost of the railing by the length for the cost per metre: £4250 ÷ 50 = £85 Multiply the cost per metre that need replacing: £85 x 2 = £170 Creating dilapidation reports Dilapidation reports are complex documents. They are usually completed by experienced building consultants or surveyors. By carrying out a comprehensive audit before work starts, the building contractor, client and neighbours can be clear about the existing condition of neighbouring buildings and assets. Reports help to foster open communication with building owners and occupants and the potential impact on the property and their day-to-day lives. Being honest about the extent of the work will help alleviate some of the potential stresses that may occur. Being proactive in dealing with any compensation claims will help ensure a fair process of reimbursement that helps prevent escalation. PlanRadar enables building consultants and surveyors to conduct a thorough building dilapidation assessment. They can document any pre-existing damage, subsidence or cracks using images, written notes and audio. You can even create custom forms and reports for sites or clients with special requirements. If a neighbour or worker reports damage, site workers can document (again through images and notes), record and track it through a ticketing system and assign to a supervisor to investigate. Using the pre-existing condition reports, the supervisor can check claim validity and provide evidence, if needed. When should you complete a building dilapidation report? The first report should take place before construction starts. It should report pre-existing faults and assess the impact and risk of the proposed demolition or construction activity. You should make regular checks as the project progresses. Encourage workers to report any issues, however small, as soon as they arise. Supervisors can then use PlanRadar to create tickets and assign them to workers. The worker then carries out the repair, taking photos of their completed work. Each ticket forms part of an audit trail. Senior managers can identify issues quickly and can generate full reports at the end of the project. When the project is complete, a final audit records the condition of the neighbouring buildings and assets, documenting any repairs or remedial work and providing date stamped, visual evidence in case you need it later. By creating detailed dilapidation reports at the beginning, end and throughout a project, contractors and clients can reduce their risk and provide the detailed information needed to respond to claims, should they arise. Discover how PlanRadar makes building dilapidation reports simple and easy with a free 30-day trial. Our standard residential pricing is \$350 per dwelling, for a specific quotation that suits your situation, please don't hesitate to call Brad on 0417 711 116. Residential - \$350 (one dwelling) Commercial - Subject to quote Industrial - Subject to quote Roadway - Subject to quote Defects Reports (BCA Compliant Audit) Cost Residential/Commercial/Industrial Property Cost - subject to quote New Construction Inspection Cost (New Home/Apartment/Duplex/Townhouse) 1 - 4 bedroom/study (All Residential Properties) \$484 Commercial & Industrial - subject to quote Progress Inspection Cost (New Home/Apartment/Duplex/Townhouse) 1 - 4 bedroom/study (All Residential Properties) \$484 each site visit Commercial & Industrial - subject to quote Building Expert Witness Reports, Scott Schedules & Representation Cost Fixed quote subject to number of defects present or \$275 per hour Pre-Purchase Building Inspection Cost 1 - 4 bedroom/study (All Residential Properties) \$484 5 + bedroom/study (All Residential Properties) \$Price on request Pre-Purchase Pest Inspection Cost 1 - 4 bedroom/study (All Residential Properties) \$270 5 + bedroom/study (All Residential Properties) \$330 Combined Building & Pest Inspection Cost Combine prices for building and pest inspections as seen above (We send in two inspectors which is a combined 3+ hours of inspection) Prices for remaining types of reports subject to quote. No need to wonder about how much does a pest inspection cost. Call us today so we can provide you personalised pricing. All prices exclude GST Payment Terms Visa, MasterCard, Cash or Direct Deposit. Payment must be made at time of inspection. 30 days for established clients Order a Vendor Inspection Enquire about Dilapidation Reports Note the prices quoted on this page are based on a Standard and Visual type Inspection. A description of a Standard and Visual Inspection can be found on our terms and conditions page. You may also contact John directly for further explanation. Prices quoted below are linked to the size and nature of the property to be inspected. Over 12 years of experience LUFF PIER PTY LTD is an engineering consultant and brings Architectural and Structural Engineering Solution. Quality Workmanship Guaranteed 15+ Years Experience Friendly Service Servicing Sydney Wide Professional Team Economical and Efficient Certified Structural Design Architectural Solution Structural Adequacy "It was very detailed and well defined report and also helped me to understand all my concerns." - Aarushi Bajaj "River at APBI was fantastic to deal with. He was thorough, personable, flexible and very knowledgeable. An excellent experience." - Brendan "We were able to secure a building and pest inspection the next day and the entire process with the APBI team and Brad our inspector was excellent. We received the report in less than 24 hours, which was detailed, honest and ultimately lead to our decision in not going ahead with a purchase. Will definitely be using again for future inspections." - Diana Yo "We were able to secure a building and pest inspection on the day and the entire process with APBI team and Greg our inspector was excellent. We received the report in less than 24 hours, which was detailed, honest and ultimately lead to our decision in not going ahead with a purchase. Will definitely be using again for future inspections." - Diana Yo "We went through APBI based on previous reviews, and they haven't disappointed. Great quality reporting and awesome customer service! They were able to work around a tentative date for my pre-slab stage and corresponded with my builder on my behalf. Great work team!" - Christian Azarcon "we used them when we were selling our house - they were prompt and on time and the report was in-depth with descriptions and photos - I would use them again if we sold or bought another property" - Leanne Trembath "I have now obtained three building reports from APBI in the past few months. The customer service has been excellent and the building inspectors (Wayne and Greg) were very thorough and honest. On all occasions, the report was received within 24 hours. The reports were comprehensive and certainly assisted us in deciding whether or not to proceed with the purchase of the property. I highly recommend prospective buyers to engage APBI for a building and pest inspection prior to their next purchase." - Rebecca Flanagan "Highly recommended APBI, they are good in their business." - Manpreet Singh "We used APB after a friend recommended them to us to complete our pre-sale inspection of the property and they have been fantastic. Their website was easy to use and all the information you need was laid out clearly. No hidden costs whatsoever. The inspector completed their inspection and the report came out the very next day. We have recommended them to other friends already." - Karen Yu "Excellent service, cannot recommend highly enough! Five Stars :)" - Andrew Nematic "Professional inspection done to my satisfaction!" - Suresh Gopal "They were very responsive and professional to work with. Thanks to them we identified a great deal of defects on the property. Although, I must say they missed one major defect (creaking flooring) which is tad upsetting given they found other defects which could've been missed easily. Overall, a mixed one for me." - Aeshwary Kushwah "Good quality reports from building inspectors that actually take their time to fully inspect a property as opposed to others in the market. Great value for money and a must for any prospective buyers. I highly recommend and will be using these guys again." - Anne Simmonds "Great value and peace of mind when purchasing our new apartment. Quick, friendly and super professional." - Ben Rosenquist "Very professional at a good value." - Ruby Lane - Ghislain Ota "Very detailed report. Fair price. Easy to contact and change the appointment. Amazing customer service. I already referred two of my friends and definitely recommend them to others. Thank guys and keep up the good work." - Siros Khadem - Maria Wright - Roshan Perera "Was very happy with APBI service. I called them one week before handover.. Manisha from reception explained the process with the completion inspection. They were very flexible with appointment date and time. David was our inspector, he arrived on time and the report was sent to us within a few hours even though it usually takes 24 hours. The report stated all the defects in detail with photos aswell. Highly recommend APBI. Thanks Zainab :)" - zee sal "Good and detailed report. Professional and helpful" - Chin Veiming "Had to move quick on a property and was able to organise an pre-purchase inspection and was able to have it done within 48 hours. Report has photos and is easy to follow. Would use again" - Chris McDonnell - Maree Busuttill "Used the services for Pest and structural inspection. It was ontime, professionally done, well communicated." - Balasankar K "Used APBI for a few pre-purchase building and pest inspection, they were very prompt with appointment booking. Inspector was also helpful with going through the post-inspection report + any recommended fix." - Ally Low - Tammy Le "APBI completed a building & pest

