

## **TENANTS AND LANDLORDS URGED TO BE MORE AWARE OF DILAPIDATIONS AND TO SEEK PROFESSIONAL ADVICE**

### **NEW BEST PRACTICE GUIDE TO DILAPIDATIONS PUBLISHED BY CHARTERED SURVEYORS**

**Friday 16th September 2011.** The Society of Chartered Surveyors Ireland has urged tenants and landlords to be more aware of dilapidations on commercial property and to seek professional advice from Chartered Building Surveyors in relation to their obligations under the lease agreement.

Dilapidations generally refers to repairs and reinstatement works that tenants are obliged to complete under the terms of their lease either during or at lease termination. Landlords will usually appoint surveyors to assess the scope and the potential cost of a dilapidations claim, with tenants seeking assistance from surveyors to defend a claim, but disputes can be common.

According to Pat McGovern, Chairman of the Building Surveying Professional Group of the Society of Chartered Surveyors Ireland "In the current economic climate, tenants are being forced to review their tenancy agreements and where possible break options are being exercised. In this scenario both tenants and landlords have to deal with dilapidations more frequently. It is in both parties interests to be aware of dilapidations and their obligations under the lease. Landlord's will want to ensure that the property is handed back in the best possible condition and tenants will want to limit their exposure to such claims", he said.

McGovern was speaking at the launch of a new Society of Chartered Surveyors Ireland guide to best practice to dilapidations surveys, which is intended to assist building surveyors when preparing and responding to dilapidations schedules.

"Building Surveyors who apply the principles of the Society's dilapidations guidance note will be in a stronger position and therefore will be able to better serve their clients", McGovern concluded

**ENDS.**

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**Note to Editor**

The Society of Chartered Surveyors Ireland was formed in April 2011 as a result of a merger between the Society of Chartered Surveyors (SCS) and the Irish Auctioneers & Valuers Institute (IAVI). It also works in partnership with the RICS, the global professional body for Chartered Surveyors with over 100,000 members worldwide.