Schedule of Conditions

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There are two types of Schedule of Conditions to be considered.

1.Â A schedule of condition report is prepared to identify the existing condition of any building or structure prior to adjacent building or development works. Such reports can be prepared for the owner of a property adjacent to building/development works or for the builder/developer who intends to carry out works adjacent to existing buildings/structures. The preparation of a schedule of condition report protects both parties as it records the existing condition of a property by text and photographs. The report will identify the location, type and extent of any existing defects so that comparisons can be made following completion of the works.

2.Â A schedule of condition may also be prepared for a tenant entering into a lease agreement whereby the conditions of the lease require the tenant to return the building to the landlord in the same condition at the end of the lease period.Â The location, type and extent of existing defects are documented by way of text and photographs to protect the tenant should the landlord decide to issue a schedule of conditions at the end of the lease period.