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**THE AWARENESS OF PREPARING DILAPIDATION REPORT IN
PROPERTY MANAGEMENT**

**This dissertation submitted in partial fulfillment of the
requirements for honoring of the Bachelor of Building
Surveying (Honours)**

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NOVEMBER 2005**



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CHAPTER ONE

1.1 INTRODUCTION

The awareness of preparing a dilapidation report is quite new in Malaysia. Some people don't know what a dilapidation report is all about. In Malaysia and elsewhere, the dilapidation surveys are gaining momentum and are often required by the building owners or clients. The main propose of a dilapidation report is to enable landlord and tenants to make the transaction smoothly without any problem. Sometimes surveyors will also be asked to carry out survey in connection with dilapidation claims. Dilapidation report is really the best report to provide a reference to the condition of the building before and after a rental period. This condition report is a comprehensive checklist for owners and property managers to record the condition of premises prior to and subsequent to a tenancy. The report is an essential attachment to any lease.



1.2 RATIONALE FOR THE RESEARCH

Dilapidation is a list of breach of repair covenants of a lease and a statement of repair needed to correct the breach deficiencies. When a landlord and tenant get along well, things are better all around. Dealing with unhappy tenants is a lot of trouble for a landlord, and few tenants want the inconvenience and expense of moving simply because they cannot get along with their landlords. Yet, landlords and tenants frequently have problems. Sometimes, landlords do not make repairs or unfairly keep back security deposits. Sometimes, tenants damage property or refuse to pay the rent.

1.3 RESEARCH QUESTION

Based on the research, the main question chosen for this study is:

What are the main factors that should be considered in preparing a dilapidation report which can be adopted in Malaysia?