

Schedule of Dilapidations DILAPS-2026-01

U-04, PROP-1, fictional schedule for parser testing

Schedule reference	DILAPS-2026-01
Property	PROP-1 Fictional workspace 1
Demise	U-04, 175.00 sq m
Lease	LSE-2026-04
Tenant	Sample Tenant D
Repair covenant	clause 6.1, no worse than the schedule of condition
Served	24 September 2026
Works subtotal	22,430.00 USD
Total works	25,435.62 USD
Loss of rent	5,653.85 USD
Total claim	31,089.47 USD

Fictional property paperwork generated for file-parsing tests. No lease exists, no rent is due, and the building, units and tenants are invented.

Schedule of dilapidations

Ref	Item	Clause	Cost USD	Category
D1	Redecoration of the demise to the standard in the schedule of condition	6.1	8400.00	remedial works
D2	Reinstatement of partitions installed under licence	6.1	6250.00	remedial works
D3	Replacement of floor covering	6.1	4180.00	remedial works
D4	Ceiling tile replacement in the rear office	6.1	1260.00	remedial works
D5	Mechanical and electrical testing and certification	6.1	2340.00	remedial works
	Works subtotal		22430.00	subtotal
P1	Preliminaries at 8 percent of the works subtotal		1794.40	on cost
	Works cost		24224.40	subtotal
P2	Contract administration at 5 percent of the works cost		1211.22	on cost
	Total works		25435.62	subtotal
L1	Loss of rent for 8 weeks at the passing rent	6.1	5653.85	consequential loss
	Total claim		31089.47	total

How loss of rent is measured

The passing rent on U-04 is 36,750.00 USD a year. A 8 week works programme is 8 fifty-seconds of that, which is 5,653.85 USD. The measure is a fifty-second of the annual rent for each week, not a quarter divided by thirteen, and the two differ, so the basis is stated.

Relationship to the deposit

The deposit held on this demise is 18,375.00 USD, which is less than the 31,089.47 USD claimed, so the deposit does not discharge the claim and 12,714.47 USD would remain.

Status

This is a served schedule and not an agreed settlement. The costs are the landlord surveyor figures and the tenant has not responded.