

Reinstatement & Refurbishment

The overriding issue would seem to be a lack of transparency in process of preparing Villas to an established standard.

Reinstatement typically would involve carpets, drapes and painting. A checklist of items that should be reviewed and typical replacement timeframe (i.e. stoves 10 years, heaters 15 years) would a better understanding by all parties.

Refurbishment is typically “modernisation”, forcing the seller to upgrade the Villa to current fashion with a view of speeding up the sale time. These costs would however not seem to be reflected in the asking price.

The Vendor can be expected to bear the cost of reinstatement, but the Owners should be expected to bear the majority of any refurbishment costs.

There seems to be a lack of competitive tendering in the commissioning works on Villas. This should be handled more overtly.

In any resolution of dispute of cost bought by the Seller is typically arbitrated by the Owner actingn as judge and jury.