

Lease-End Decision Sheet

Decommissioning, demolition, or both: what to settle first

Answer These First

- 1 Is the business leaving this address?**
Leaving points to decommissioning; staying points to interior demolition.
- 2 What does the restoration clause actually say?**
Read the lease with your lawyer before pricing any work.
- 3 What condition records exist from move-in?**
Fit-out drawings and photos define what 'restore' means.

For a Decommissioning

- 1 Agree the scope with the landlord in writing**
Line by line, before the work is priced.
- 2 Book furniture resale, donation, and e-waste channels**
The good outcomes need lead time; bins are the last resort.
- 3 Work back from the inspection date**
Leave margin between work completion and lease expiry.

For a Demolition

- 1 Scope the strip-out against the new design**
Demolish only what the fit-out needs cleared.
- 2 Confirm permit requirements for the scope**
Your municipality's building counter gives the definitive answer.
- 3 Test before you strip in older buildings**
Designated-substance assessment is a specialist step that comes first.

Bring this sheet to your lease review and your first site walkthrough.

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