



PROPERTY CONDITION SURVEYS

GENERAL INFORMATION FOR LANDOWNERS AND TENANTS

Melbourne Metro Rail Project

The **Melbourne Metro Rail Project** will deliver two new nine-kilometre rail tunnels from South Kensington to South Yarra and five new underground stations at Arden, Parkville, CBD North, CBD South and Domain.

The **Melbourne Metro Rail Authority (MMRA)** is the government body responsible for delivering the **Melbourne Metro Rail Project** for the Victorian Government.

Introduction

Major construction on **Melbourne Metro** is due to commence in 2018. Prior to construction, property owners near the proposed tunnels and stations will have the opportunity to have the existing condition of their property assessed via a property condition survey.

Property condition surveys are routinely offered on major infrastructure projects to give property owners peace of mind before construction gets underway.

Questions and Answers

What is a property condition survey?

A property condition survey records the condition of a property, either prior to construction commencing or at a subsequent point in time. It provides a reference should you believe your property may experience any adverse effects from construction works.

The survey involves an inspection and photographs of the inside and outside of the building. Depending on the age and condition of your property, the time it takes to complete inspection will vary. No attempt will be made to move any personal possessions or furniture, without your permission.

Why should I get a property condition survey done?

MMRA is committed to minimising the impact of construction works on properties along the **Melbourne Metro** corridor.

Should you believe your property has experienced any adverse impacts due to the **Melbourne Metro** project, the property condition report will provide a reference to the condition of your property either prior to construction works or at a particular date after construction has started.

A property condition survey records details of any existing structural issues or damage to a building. These surveys can provide peace of mind during construction works. They are also a useful reference document for any property owner or property manager.

Do I need to pay for the property condition survey?

No. All costs for the survey will be covered by **MMRA**.

Who will conduct the property condition survey?

An independent, fully qualified and reliable provider will conduct the property condition survey on behalf of **MMRA**.

When will property owners be offered a property condition survey?

MMRA and its construction contractors will send out an invitation for a property condition survey well in advance of construction starting in 2018. We will also send follow up letters to remind property owners of the initial invitation. It is then up to property owners to contact the independent provider to arrange for a survey before construction starts.



I am renting the property. Do I still need a property condition survey?

Tenants will need to contact their landlord/ real estate agent or the owner of the property and inform them of **MMRA's** offer of a property condition survey on the property. They can then decide whether they would like to proceed with the survey.

Who will have access to this report?

The owner, occupier and/or landlord/real estate agent will be provided with copies of the report.

MMRA and its construction contractors will also retain a copy of the report throughout the construction period.

No information in the report will be provided to third parties unless you provide consent for this to occur.

What if the property condition survey is performed after construction has commenced in my area?

If a property condition survey is performed after construction has commenced in your area, the survey will document the condition of your property as at the date the inspection is performed. This will be the reference date if you believe your property has subsequently been adversely affected by construction works.

Contact Us

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 <p>Interpreter Service ph: (03) 9280 0700</p>	Mandarin	普通话	Vietnamese	Tiếng Việt
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