



Construction of the M4-M5 Link Tunnels is currently underway

Lendlease Samsung Bouygues Joint Venture (LSBJV) has been selected to design and construct the first stage of the M4-M5 Link project, 7.5km twin tunnels connecting the New M4 at Haberfield with the New M5 at St Peters. Work for the M4-M5 Link Tunnels project is underway and will be able to accommodate up to four lanes of traffic in each direction when it opens in 2023.

What is a property condition survey?

Properties within 50 metres of the tunnel alignment will be eligible for a free property condition survey.

A **property condition survey** is an inspection of buildings and structures on a property to visually document the general condition.

The **pre-construction property condition survey** is carried out before the start of demolition, construction or tunnelling work in your area.

If you have completed a pre-construction property condition survey, you will automatically be contacted to confirm acceptance of the post-construction property condition survey. This will be offered after the completion of work in your area.

The **post-construction property condition survey** will only be offered to properties that accepted a pre-construction property condition survey.

Property owners or Property Management Agencies should contact M4-M5 Link Tunnels Community Relations Team to accept a pre-construction property condition survey before construction starts in your area.

If you believe your property may be eligible, please contact us on 1800 660 248 and ask to talk to the M4-M5 Link Tunnels Community Relations Team.

For more information

Please contact WestConnex info line on **1800 660 248**, email info@m4-m5linktunnels.com.au or visit westconnex.com.au/M4-M5Linktunnels for more information.

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What does the property condition survey involve?

The survey is carried out by a suitably qualified inspector and involves taking photographs of the current condition of properties, including defects or damages. It will also include outside structures such as sheds, driveways, swimming pools, fences and retaining walls.

The property inspection will provide an accurate record of the current interior and exterior condition of buildings and structures and will be carried out during daylight hours.

How do I arrange a property condition survey?

A property condition survey documents the existing condition of buildings and structures on a property before the start and after the completion of work in your area. The M4-M5 Link Tunnels Community Relations Team will contact eligible properties. Owners and property managers are strongly encouraged to accept the offer. The property condition survey reports can provide peace of mind to owners during construction work, and is a record for comparison if you have any concerns about damage to your property which you feel may have been caused by our work.

How long will the property condition survey take?

An inspection can take up to two to three hours to complete depending on the size and condition of a property.

Do I need to pay for the survey?

There is no cost to property owners for the survey report and once completed an electronic and printed copy of the report will be provided to you free of charge.

I am renting, do I need a property condition survey?

Tenants should contact their landlord or property manager when they receive the offer of a property condition survey so that they can decide if they would like to proceed with the offer.

Will the survey report be confidential?

The survey report is the property of LSBJV and will be kept confidential between WestConnex and LSBJV.

However, if you make a property damage claim we will need to give the report to assessors or consultants as part of the investigation process.

What if I do not agree with the survey?

If you believe the survey report does not accurately describe the condition of your property, please contact the LSBJV community relations team.

What do I do if my property is damaged?

Please contact the LSBJV community relations team if you think that your property has been damaged, and you will be guided through the property damage claim process.

When will the project team repair the damage?

Generally, repairs to damage caused by the project would take place after completion of construction work and within three months of completion of post construction surveys, unless, in the unlikely case an emergency situation arises or there is a safety concern. If the damage is found to be as a result of construction, repairs will be carried out at no cost to the property owner.

Who can I speak to if I have a dispute about a property condition survey?

An Independent Property Impact Assessment Panel (IPIAP) has been established by Transport for New South Wales to independently review and resolve disputes regarding property condition survey reports. The IPIAP is comprised of geotechnical and structural engineering experts independent from the design and construction of the project who will review and resolve these disputes.

The IPIAP is also responsible for independently reviewing and resolving escalated property damage disputes. Property owners and/or WestConnex can refer disputes to the panel for resolution.

For more information visit westconnex.com.au

PROPERTY CONDITION SURVEY TIMELINE

Three (3) months
prior to construction



PRE-CONSTRUCTION PROPERTY
CONDITION SURVEY

Start of demolition, construction
or tunnelling work



Three (3) months
post construction



POST-CONSTRUCTION PROPERTY
CONDITION SURVEY