

# WestConnex



The M4-M5 Link will create a western city bypass

Lendlease Samsung Bouygues Joint Venture (LSBJV) has been selected to design and construct stage 1 of the M4 – M5 Link project, 7.5km twin tunnels connecting the M4 East at Haberfield with the New M5 at St Peters. Work for the new 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 to traffic in 2023.

## What is a property condition survey?

A property condition survey is an inspection of buildings and structures on a property to assess and document their general condition. The survey is carried out before the start of demolition, construction or tunnelling work in your area.

A property condition survey will also be done after the completion of construction and tunnelling in your area.

Properties within 50 metres of the tunnel alignment will be offered a property condition survey prior to the start of work in an area. Before work starts in your area we will contact eligible properties.

If you would like a property condition survey done please contact us to arrange an inspection.

## For more information

### Drop into our Community Information Centre

201-205 Parramatta Road, Haberfield

- 9am to 5pm Monday to Friday (excluding public holidays)

You can also contact the WestConnex info line on **1800 660 248**, email **info@m4-m5linktunnels.com.au** or visit [westconnex.com.au/M4-M5Linktunnels](http://westconnex.com.au/M4-M5Linktunnels) for more information.

We speak your language



Visit [westconnex.com.au](http://westconnex.com.au).

Need an interpreter?

Call the Translating and

Interpreting Service on **131 450**.



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**Who is eligible for a property condition survey?**

While structural or cosmetic damage to a property from tunnel construction is extremely unlikely, a free property condition survey is offered to eligible properties within 50 meters of an M4-M5 tunnel alignment or construction site.

Construction of the M4-M5 Tunnels will be carried out progressively between Haberfield and St Peters. Before demolition, construction or tunnelling starts in your area the LSBJV community relations team will contact eligible properties to offer a property condition survey.

**Why do I need a property condition survey?**

The property condition survey documents the existing condition of buildings and structures on a property before the start of work in your area. It is a record for comparison if you have any concerns about damage to your property which you feel may have been because of our work.

**What does the property condition survey involve?**

The survey is done by a suitably qualified inspector and involves taking photographs of any visible damage or defect within buildings and structures on a property. It will also include outside structures such as sheds, driveways, swimming pools, fences and retaining walls.

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

**How do I arrange a property condition survey?**

Before construction starts in your area the LSBJV community relations team will contact eligible properties to offer free surveys.

If you have not been contacted and you believe your property may be eligible please contact us on 1800 660 248 and ask to talk to the M4 - M5 Link Tunnels project.

**How long will the property condition survey take?**

An inspection can take 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 free of charge.

**Will the survey report be confidential?**

The survey report is the property of LSBJV and will be kept confidential between us and Sydney Motorway Corporation. However, if you make a property damage claim we will need to give the report to assessors 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 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?**

A Property Impact Assessment Panel which is comprised of geotechnical and engineering experts has been established by Roads and Maritime and is independent of the M4-M5 Tunnels project.

The panel is responsible for independently reviewing property condition surveys and resolution of any property damage disputes. Property owners and/ or Roads and Maritime can refer disputes to the panel for resolution.