



An artist's impression of Aerotropolis Station.

Residential property acquisition

A metro rail for Greater Western Sydney

The new Sydney Metro – Western Sydney Airport project will service Greater Western Sydney and the new Western Sydney International (Nancy-Bird Walton) Airport.

A fast, safe and reliable metro rail service will connect communities with jobs and services, delivering better access to more employment opportunities, health and education services and leisure activities across the region and Greater Sydney.

Six new stations are proposed to be built on the alignment at St Marys, Orchard Hills, Luddenham, Airport Business Park, Airport Terminal and Western Sydney Aerotropolis.

Property acquisition

Sydney Metro makes every possible effort to avoid the need to acquire private property. In some cases however, there is no alternative but to purchase properties to allow for construction of a project.

Sydney Metro is committed to working closely with you during property acquisition to ensure you receive the support you need, and to make sure the process is as easy as possible.

This fact sheet answers some commonly asked questions about what happens when Sydney Metro acquires a residential property.

When will I know if my property is affected?

Sydney Metro will make direct contact with owners and tenants whose residential property is directly affected by the project. A formal commencement letter will be issued, confirming that a property you own or lease is required. The commencement letter marks the start of a minimum six-month consultation and negotiation period.

You will also find within the letter details of your personal and acquisition managers. Their role is to work with you throughout the acquisition process to find solutions that are tailored to your own unique circumstances.

Personal managers are there to provide you support throughout the acquisition process, and will work closely with you on items that fall outside the commercial negotiations of an acquisition. Your acquisition manager however, is a trained property expert who will be available to answer any questions you may have about the acquisition process.

What is the acquisition process?

Property acquisition in NSW is governed by the *Land Acquisition (Just Terms Compensation) Act 1991*.

Once Sydney Metro has made contact with you, a meeting will be arranged at a time convenient to you, to discuss the process in greater detail.

Sydney Metro will implement physical distancing and health and hygiene measures to protect you and our team members. We will discuss with you whether you would prefer a meeting face-to-face, virtually or on the phone.

At this meeting you will be taken through the acquisition process and given the opportunity to ask your acquisition manager any questions you may have.

Sydney Metro will instruct an independent valuer to inspect your property and carry out a valuation at a time convenient to you. It is also recommended you engage a qualified independent valuer to value your property and that you engage an independent lawyer to provide legal advice about the acquisition. Compensation paid by Sydney Metro for the acquisition of the property will include a component for reasonably incurred valuation and legal fees.

Once Sydney Metro's independent valuation is completed, a formal letter of offer to purchase your property will be issued to you. Sydney Metro's preference is to reach a mutually acceptable agreement with you. Compulsory acquisition will only occur after all reasonable attempts to reach a commercial outcome by agreement have been exhausted.

Will I be compensated to move house?

Compensation for property owners in NSW is assessed in accordance with the *Land Acquisition (Just Terms Compensation) Act 1991*.

Typical compensation costs claimable by a residential owner or tenant may include:

- The market value of the freehold property or leasehold interest in the property
- Reasonable legal and valuation fees
- Reasonable relocation expenses
- Payment for non-financial disadvantage resulting from the need to relocate from a principal place of residence.

How long can I remain at the property?

You are generally entitled to remain in occupation of the property for up to three months after it is acquired however, this is subject to project timeframes.

Your appointed acquisition manager and/or personal manager will be able to provide you with further information regarding timeframes relating to your property.

Where can I find more information?

You can find more information about Sydney Metro – Western Sydney Airport and the property acquisition process at:

- Sydney Metro [sydneymetro.info](https://www.sydneymetro.info)
- Centre for Property Acquisition NSW [propertyacquisition.nsw.gov.au](https://www.propertyacquisition.nsw.gov.au)

You are also encouraged to contact your personal manager directly with any questions you may have.

Contact us



1800 717 703 Community information line open 24 hours



sydneymetrowsa@transport.nsw.gov.au



Sydney Metro – Western Sydney Airport, PO Box K659, Haymarket NSW 1240



If you need an interpreter, contact TIS National on **131 450** and ask them to call **1800 717 703**