



An artist's impression of Aerotropolis Station.

# Commercial 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 commercial property.

## Information for commercial property owners and tenants

### When will I know if my property is affected?

Sydney Metro will make direct contact with any owners and tenants whose commercial property is directly affected by the project. A formal commencement letter will also be issued, confirming that the property you own or occupy is required. This letter will include details of the project and details of your assigned acquisition manager, who will be responsible for working with you throughout the property acquisition process.

Acquisition managers are trained property experts who will be available to answer any questions you may have about the acquisition process.

The commencement letter marks the start of a minimum six-month consultation and negotiation period.

## 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 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 with you have been exhausted.

## What will I be compensated for?

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

Typical compensation claims by commercial property owners and tenants may include:

- The market value of the freehold property or leasehold interest in the property
- Reasonable legal and valuation fees
- Other professional fees reasonably incurred (where applicable)
- Reasonable relocation expenses
- Reasonable fit-out costs relating to securing comparable alternative premises.

## Contact us



**1800 717 703** Community information line open 24 hours



**sydneymetro.wsa@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**

## My business is very complex, how will I be dealt with?

Sydney Metro's property team includes professionals with many years' experience in all aspects of commercial and retail tenancies. It is their role to assist and guide owner-occupiers and tenants through the steps required to transition from one premises to another, whilst minimising impacts on your business.

- Make sure you have an up-to-date and valid copy of your present tenancy agreement
- Speak with your solicitor and engage a property valuer to assess your business
- Speak with your accountant/financial advisor to make sure you have robust, up-to-date financial details of your business
- Take the time to clearly list the specific nature of your business and its needs, in terms of the overall business, your staff and your customers
- Engage a relocation specialist to help you plan your move
- Work with your customers and staff to help them understand what is happening
- Be open and honest in your dealings with the Sydney Metro property team – their aim is to help you move with minimum fuss. The more they understand your business, the better they can help
- Make the Sydney Metro property team your first point of contact if any questions arise.

## 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**
- Centre for Property Acquisition NSW **propertyacquisition.nsw.gov.au**

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