

# Property condition reports

Melbourne Airport Rail will connect Melbourne Airport to Victoria's regional and metropolitan train network.

Rail Projects Victoria is overseeing the delivery of Melbourne Airport Rail and has a team of design, engineering, construction and environmental experts working on the development and delivery of the project.

Before construction starts, some property owners near the works areas will have the opportunity to have the existing condition of their property assessed via a property condition report.

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

## What is a property condition report?

A property condition report records the condition of a property and provides a baseline understanding of the structure and condition of the dwelling or commercial property prior to construction commencing.

## What does the property condition report involve?

The property condition reports are undertaken by independent specialists. Invitations for a property condition report will be sent out to selected residents, building owners or managers in advance of construction near the property.

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

You will need to ensure that you or a representative is at the property at the time of inspection and that animals are restrained.

## Why is it important to have a property condition report?

While our construction methods are designed to minimise impacts on nearby properties, we offer property condition reports to provide property owners with a reference document in the unlikely event of any accidental damage directly caused by works.

The property condition report is free of charge and voluntary.

## Do I need to pay for the property condition report?

No. The property condition report will be provided at no cost to you.

### Who do I contact to arrange a property condition report?

If your property is eligible for a property condition report, details of how you can arrange an inspection are included in the letter we will provide to you.

If you have not received a letter of invitation for a property condition report and would like to discuss your property, please contact us via **1800 105 105** or if you require a translator, please call **03 9209 0147**.

### What happens to the information once the inspection is complete?

The independent specialist who undertook the inspection will compile a report containing photographs and a summary of the property's condition at the time of inspection.

We will provide copies of the report to the property owner, tenant and landlord / real estate agent that you nominate.

We encourage you to review the report thoroughly. If you believe it has not captured all the necessary information, please call us on **1800 105 105**.

We will retain a copy of the report, which will be handled in accordance with our Privacy Policy.

None of the information in the report will be shared with third parties, unless you have provided consent.

### I am renting the property. Do I still need the property condition report?

We encourage you to contact your real estate agent or landlord who can determine if they would like a property condition report on the property.

### I have already accepted a property condition report, so why am I being offered a further report?


Several contractors will be appointed to deliver Melbourne Airport Rail. Each contractor is required to assess the need to offer property condition reports to all landowners near their specific works. You are encouraged to accept all offers of property condition reports as this will provide a comprehensive overview of your property condition throughout the different stages of the project.


### What do I do if my property is damaged during the project?

Call us on **1800 105 105** to discuss your concerns.

An assessment will be made to establish if your property has been adversely affected by construction works.

#### More information

 [airportrail.vic.gov.au](http://airportrail.vic.gov.au)

 **1800 105 105**  
(24 hours a day, 7 days a week)

Rail Projects Victoria  
PO Box 2392, Melbourne, VIC 3001



Interpreter Service **(03) 9209 0147**

It should be noted that this information is current at the time of printing, however due to unforeseen circumstances, changes may occur. Please visit [railprojects.vic.gov.au](http://railprojects.vic.gov.au) for the latest updates.