



Land acquisition and compensation process

How you will be financially compensated

Suburban Rail Loop (SRL) is a city and State-shaping project that will transform Victoria's public transport system, connecting our suburbs and making travel easier and more convenient.

SRL East is a new 26km twin-tunnel rail line with underground stations to be built at Cheltenham, Clayton, Monash, Glen Waverley, Burwood and Box Hill, and a stabling facility at Heatherton.

The scale and complexity of SRL means there will be some unavoidable impacts, including the compulsory acquisition of the land required for safe construction. This is being undertaken in accordance with the *Land Acquisition and Compensation Act (1986)*, which details the process. A full version of the Act is available at legislation.vic.gov.au

This fact sheet includes information about how compensation will be assessed and how you will receive it, including how to request an advance and what professional expenses may be compensable.

When will I receive a compensation offer?

Suburban Rail Loop Authority (SRLA) has begun issuing Notices of Intention to Acquire to owners and occupants of land required for SRL East. The Notice of Intention to Acquire formally advises that SRLA intends to compulsorily acquire part or all of your property.

The next step in the process, which will occur between two to six months of the Notice of Intention being received, involves SRLA issuing you with a Notice of Acquisition. The Notice of Acquisition protects your rights to receive compensation while enabling SRLA to obtain possession of the land within a certain timeframe.

This can happen before negotiations and compensation are finalised in some cases.

When the Notice of Acquisition has been issued, it will also be published in the Victoria Government Gazette. At this point, those entitled to compensation will receive an initial offer of compensation within 14 days of receiving the Notice of Acquisition, unless otherwise agreed with your Department of Transport and Planning (DTP) Case Manager (Case Manager).

How do I request an advance on my compensation offer?

Once you have received an offer of compensation, you may be eligible to request an advance payment of the full amount of compensation offered (if the offer is greater than \$5,000).

You will need to send a written request to your Case Manager - their contact details were provided in the cover letter that accompanied your Notice of Intention to Acquire. If you are unsure of who your Case Manager is, please contact the SRL Property team on property@srla.vic.gov.au for assistance.

If eligible, the advance payment will be made within one month of receiving the request.

Being paid an advance of your compensation offer does not prejudice you from submitting a claim and does not impact your ability to continue negotiating your final settlement.

What if I receive a revised compensation offer?

If a revised offer of compensation is submitted to you after you have received the advance for the Initial Offer of Compensation, and the revised offer is higher than the initial offer, you may request a further advance where the balance (i.e. the difference in the amount between the initial offer and revised offer) may be paid.

If the advance paid is greater than the compensation finally determined, you will be required to repay the difference.

You may wish to obtain advice from a solicitor, valuer and/or other professional advisors to assist you through the acquisition process.

How do I claim reimbursement for reasonable professional expenses?

Under the *Land Acquisition and Compensation Act (1986)*, you may be entitled to the reimbursement of professional expenses necessarily incurred as a result of the acquisition.

Professional expenses that may be compensated include, but are not limited to:

- Legal services
- Valuation services
- Accounting services
- Removalists
- Project management services
- Property and tenancy advocates
- Other experts required to progress your claim.

Before engaging any professionals, it is recommended that you have a discussion with your Case Manager or solicitor to determine whether the services are necessary to progress your matter. SRLA will assess entitlement to compensation for professional expenses upon receipt of a claim.

If you are unsure about whether a professional expense will be considered for reimbursement, please contact your Case Manager or the SRL Property team on **property@srla.vic.gov.au**.



Contact us

Your Case Manager has been appointed to help you through the process and to address your individual circumstances. Their contact details are on the cover letter that accompanied your Notice of Intention to Acquire.

If you have any questions about the project or need to confirm your Case Manager details, please contact the team on **1800 105 105** or email **property@srla.vic.gov.au**

More information

To find out more about Suburban Rail Loop:

- 🏠 suburbanrailloop.vic.gov.au
- ✉ contact@srla.vic.gov.au
- 📞 1800 105 105 (24 hours a day, 7 days a week)

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It should be noted that this information is current at the time of printing, however changes may occur. Please visit **suburbanrailloop.vic.gov.au** for the latest updates.