

23 March 2018

Apartment Owner / Agent
400 St Kilda Rd Melbourne

Dear Sir / Madam

Metro Tunnel – Property pre-condition survey for Apartments of 400 St Kilda Rd Melbourne.

Construction is underway on the Metro Tunnel, Victoria's biggest ever public transport project.

Cross Yarra Partnership (CYP) has been contracted by Melbourne Metro Rail Authority (MMRA), on behalf of the State Government of Victoria, to design, build and maintain the stations and tunnels. The Metro Tunnel Project will transform the way people move around Melbourne, with 'turn up and go' rail services and improved access to key landmarks and destinations. The Metro Tunnel will create a new end-to-end rail line from Sunbury to Cranbourne/Pakenham, with high capacity trains and signalling, and five new underground stations.

We are committed to minimising disruption to local communities and impacts on properties close to construction works.

Property pre-condition survey

It is standard practice on major projects to offer property pre-condition surveys to adjacent properties. This provides an important reference document for both the property owner and the contractor in the unlikely event of any accidental property damage. At the completion of works, a property post-condition survey will be offered to properties that have had a pre-condition survey undertaken. We may also need to conduct periodic property inspections during construction, however we will contact you in advance to arrange this.

Your property has been identified as being located within an area where construction activities are taking place. We are therefore offering you the opportunity to have a complimentary property pre-condition survey undertaken.

The purpose of the survey is to record the current condition of your property before major construction activity begins. The survey will include an inspection and photographs of the inside and outside of any buildings, sheds, garages, fences and paths.

An independent contractor will be engaged to undertake the property pre-condition survey. All companies engaged have extensive experience in property condition assessments and the preparation of condition survey reports.

The survey is expected to take approximately 45 minutes to complete and you or a nominated representative will need to be present during the inspection. A copy of the pre-condition survey report containing photographs of your property will be provided to you at no cost. You will also have the opportunity to verify the survey report. We will confidentially maintain copies of the report throughout the construction period.

Please note a separate survey of your building will be offered through your building manager or body corporate. This will include a survey of the building and potentially the installation of settlement monitoring devices.

We ask that you confirm your acceptance to proceed with the property pre-condition survey by completing Parts A, B, C and D of the attached *Permission to Proceed Form*, and return the form to:

CYP.property@metrotunnelcyp-dc.com.au

Alternatively, by post to:

**Land & Property Manager
PO Box 24232 VIC 3000**

Once we receive your completed permission form, a representative from the Property Inspection Contractor or the Cross Yarra Partnership will contact you to arrange a convenient time to conduct the survey. The consultant will carry photo identification and you are encouraged to check this before allowing access to your property.

If you have any queries relating to property pre-condition surveys, please contact John McKechnie on 0409 427 810 or email john.mckechnie@jhg.com.au

We encourage you to accept this offer at the earliest opportunity.

Yours faithfully



Stephen Singline
Land & Property Manager

Cross Yarra Partnership

