



Voluntary Purchase Scheme Level Crossing Removal Project: Skyrail

Tisher Liner FC Law are compulsory acquisition and property lawyers that have expertise in all aspects of property law matters including government compulsory and voluntary acquisitions.

We also acted for a significant number of property owners who had their properties acquired (both voluntary and compulsory acquisitions) by the government due to the East West Link, Melbourne Metro Rail Project, Caulfield to Dandenong skyrail and other projects and were able to get the best outcome possible for our clients. It is important that you engage a suitable expert lawyer and valuer in this matter.

Property Owners

If you are eligible for the voluntary purchase scheme you will be contacted by the Level Crossing Removal Authority if your property is likely to be affected.

Timeframe

The timeframe for acquisitions is unknown but the Government is acting quickly and it could be within months.

What do I get?

- » Market value for your home;
- » Replacement property costs such as stamp duty, titles office fees and conveyancing costs;
- » Valuation and legal costs;
- » Relocation costs

The Process

We set a brief summary of the process of obtaining compensation under the voluntary purchase scheme below:

Step 1: Eligibility

The Authority will confirm whether or not you are eligible for the scheme. A timeframe for the sale to the government will be set and you will have up until that time to make an offer to the government to sell your property.

Step 2: Make an offer

You then should obtain legal advice and a market valuation and make an offer to the Authority.

Step 3: Authority considers the offer

The Authority will obtain their own market valuation and if it is not the same as your offer, a valuers conference will be held between the valuers and you to try and work out any differences in valuations between your valuer and the Authority's valuer.

Step 4: Agreement

If you agree on a figure to sell with the Authority, this will be documented in a formal contract of sale which will also outline any additional items (apart from market value) that you would be entitled to.

Step 5: Settlement

The contract will usually have a fixed period before settlement occurs and when settlement occurs, you get paid the purchase price and vacate. In some instances, you are able to stay on after settlement and pay market rent, depending on the terms of the voluntary purchase scheme.

Phillip Leaman

Principal

LLB(Hons) BCom

Accredited Business Law Specialist

pleaman@tlfc.com.au

03 8600 9333

Need Advice?

Phillip Leaman has acted for a substantial amount of compulsory acquisition matters on projects such as East West Link, Level Crossing Removal Project, Sky rail, Melbourne Metro Rail Project, Dandenong to Caulfield Voluntary Purchase Scheme, council acquisitions for public open space and other projects.