

# To the householder



Transport  
Roads & Maritime  
Services

JUNE 2012

Name of address  
Title  
Name of company  
Street address  
City, State, zip code

Date

**Dear Property Owner,**

## **Re: Gerringong Upgrade – Property condition survey**

I am writing to provide you with information about the property condition survey process and find out whether you would like a condition survey of your property as it is located in the area of the Gerringong upgrade project.

The purpose of the survey is to record the structural condition of your property (both internal and external) prior to major works commencing.

### **About the project**

The NSW Government is upgrading the Princes Highway between Mount Pleasant and Toolijooa Road. Roads and Maritime Services (RMS) has contracted Fulton Hogan to design and construct the Gerringong upgrade. The detailed design of the \$310 million upgrade has commenced with construction work expected to start in July 2012. Completion is expected in the first half of 2015, weather permitting.

### **Why should I have a property condition survey?**

Although construction work is not expected to have an adverse impact on any property, a condition survey can be undertaken as a precautionary measure. If, in the future, you believe that construction activities may have caused damage to your property, the condition survey report will be used for comparative purposes.

Engineering consultant, Childs Property Inspections, has been engaged by Fulton Hogan to complete property condition surveys. Surveys will be carried out at no cost to you and at a time which is convenient to you or your property's occupants.

Roads and Maritime Services



**RMS project achievements. Have a look.**

[www.rta.nsw.gov.au/roadprojects/resources/documents/reports/achievements\\_display\\_book.pdf](http://www.rta.nsw.gov.au/roadprojects/resources/documents/reports/achievements_display_book.pdf)

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## What does a property condition survey include?

The condition survey will include an inspection of the interior and exterior of the premises, together with any outside structures such as sheds, driveways, pathways, fences and retaining walls. It will take approximately one hour to complete the survey and you (or your nominee) will need to be present to provide access through the property.

A copy of the survey report will be provided to you free of charge and will include photographs, observations made by the inspector and a brief summary of findings. A copy of the report will also be held by Fulton Hogan.

## What do I need to do?

In order to book in for a property condition survey before major construction starts, it would be appreciated if you could contact Childs Property Inspections direct at:

### Childs Property Inspections Pty Ltd

**Phone: (02) 9525 2999 - Monday to Friday between 8am and 5pm.**

**Note:** If you would like a condition survey and your property is leased, it would be greatly appreciated if you could inform your real estate agent and/or your tenants of the planned survey and ask them to contact Childs Property Inspections to confirm access arrangements.

## Further information

Please contact Fulton Hogan on 1800 506 976 (free call) if you have any questions or comments.

For more information about the Gerringong upgrade project, please visit the RMS website at [www.rms.nsw.gov.au/gu](http://www.rms.nsw.gov.au/gu). You can also email [gerringongupgrade@fultonhogan.com.au](mailto:gerringongupgrade@fultonhogan.com.au) or write to us at Gerringong upgrade, Fulton Hogan, PO BOX 364 Gerringong NSW 2534.

Yours sincerely

John Ilott  
Project Director  
**Fulton Hogan**

Roads and Maritime Services



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[www.rta.nsw.gov.au/roadprojects/resources/documents/reports/achievements\\_display\\_book.pdf](http://www.rta.nsw.gov.au/roadprojects/resources/documents/reports/achievements_display_book.pdf)