

# Property Acquisition Policy



CP21017

**Transport is committed to accountable, professional, fair and consistent property acquisition to facilitate the delivery of infrastructure projects for the people of NSW, and to support impacted property owners and interest holders to achieve just terms.**

In delivering on our strategic infrastructure commitments, we will ensure that property access for projects meets infrastructure and community needs, treats impacted owner and tenants with respect and fairness, achieves value for the tax payer, and demonstrates accountability, integrity, empathy, and transparency.

We are committed to fair and equitable treatment of property owners and interested parties, and to providing them with support, assistance and clear information about their rights. We understand the significant impact acquisitions have on individuals, households, and businesses and will conduct necessary acquisitions with respect.

This Policy, our [Code of Conduct](#), cultural aspirations of putting the customer at the centre, people at the heart and striving for the greater good, together with our vision of building sustainable, successful places guides how we manage and make decisions about property acquisitions.

This Policy must be read and applied in conjunction with the broader enterprise and NSW public sector-wide risk control and compliance environment, including:

- [Property Acquisition Standards](#) published by the Centre for Property Acquisition
- [Transport Enterprise Risk Management Framework](#)
- [Transport Enterprise Compliance Policy](#) and [Framework](#)
- [Enterprise Obligations Register](#).

Compliance with this Policy, and any Procedures, Processes, additional risk controls, tools, templates or other due diligence measures designed to give effect to this Policy, is mandatory. Non-compliance may result in disciplinary action, up to and including dismissal.

## We will achieve this through:

- Compliance with the *Land Acquisition (Just Terms Compensation) Act 1991* (Just Terms Act) empowered by functions set out in the *Transport Administration Act 1988 (NSW)* (TA Act), *Roads Act 1993* and all applicable legislation and obligations.
- Transparent decision-making with robust due diligence and probity management and in line with delegated authority.
- Centralised oversight of the property acquisition process. Property acquisition of all property is completed only by designated and qualified teams in Sydney Metro and Infrastructure and Place in Transport for NSW using industry-recognised efficient and consistent processes.
- Implementing robust risk management practices and controls across all acquisitions to appropriately identify, assess, and manage acquisitions to an appropriate risk level throughout the acquisition process.
- Applying additional controls and oversight to acquisitions identified as high value and high risk, providing assurance that obligations are complied with and managed throughout the acquisition process.
- Measuring, reporting, and monitoring performance in a timely manner to drive performance improvement.
- Mandatory training requirements and capability standards for all property acquisition team members and ensuring these requirements and standards are met.
- Review and continual improvement and refinement of acquisition processes and controls.

**This Policy applies to staff performing work for the following:**

- Transport for NSW
- Sydney Metro

'Staff' includes all permanent, temporary, and casual staff, staff seconded from another organisation and contingent workers including labour hire, professional services contractors, and consultants.

A handwritten signature in black ink that reads 'Rob Sharp'.

**Rob Sharp**  
**Secretary**

Date: 22/12/2021