

Senior Property Advisor

POSITION DETAILS

Department / Team: Corporate – Legal, Land and Compliance	Reports to (title): Senior Legal Counsel
# Direct Reports: Nil	# Indirect Reports: Nil
Location: Brisbane	Salary Banding: AO7

THE CROSS RIVER RAIL PROJECT

The Cross River Rail Delivery Authority is building a new 10.2km rail line that includes 5.9km of twin tunnels running under the Brisbane River and CBD; with four new underground stations at Boggo Road, Woolloongabba, Albert Street and Roma Street.

Once complete, it will provide trains with a much-needed alternative rail path through the core of the current SEQ Rail network, unlocking a bottleneck and allowing more trains to run more often across the whole of South East Queensland.

The Cross River Rail Delivery Authority is also delivering multiple supporting projects and activities in conjunction with Department of Transport and Main Road. These include accessibility rebuilds for eight surface stations, construction of three new stations on the Gold Coast; upgrades for stabling yards; track works and surface rail enhancements; and the introduction of a new ETCS digital signalling system.

Further Information: www.crossriversrail.qld.gov.au

OUR VALUES AND BEHAVIOURS



WE COLLABORATE

- We treat each other with respect and speak up when this doesn't happen.
- We share information to help everyone be successful.
- We have honest conversations, no agendas or surprise.
- We are curious, asking questions to understand.
- We work through issues together and help each other.



WE INNOVATE

- We are inclusive, listening to and encouraging differing views.
- We challenge and push the boundaries.
- We apply and share our knowledge to do better.
- We seize our opportunity to set new standards and benchmarks.



WE DELIVER

- We act safely at all times.
- We do what we say we will do and when we will do it.
- We understand our individual role and how it fits into the project's success.
- We take responsibility for our work and speak up when we need help.
- We are committed to continuous development and take every opportunity to review, learn and improve the way in which we are delivering the project, learn improve.

ROLE OVERVIEW

The Senior Property Advisor supports the Senior Legal Counsel in the management of land matters across the Cross River Rail project, with a focus on construction and operation access, lease and licence arrangements, and complex land handbacks. The role supports the implementation of permanent operational tenure by leading the procurement of survey plans, assisting in the reconfiguration of land boundaries, and contributing to the orderly transition of land to the ultimate landowner.

The role drives the coordination of property activities across land with varied ownership and tenure, which may be subject to multiple access arrangements. The role involves engagement with contractors, Queensland Rail, commercial parties and government stakeholders including local councils and State Departments.

The role also maintains accurate land and infrastructure records, monitors property agreements and key dates, identifies property related risks, and provides advice, reports and recommendations to support informed decision making. The position sits within the high performing in-house Corporate Legal, Land and Compliance team at the Delivery Authority.

KEY RESPONSIBILITIES

- Identify the ownership, tenure, access and interface arrangements applying to land parcels and precinct areas.
- Manage the production of up-to-date mapping of Cross River Rail Project land (including leased and owned areas, and areas licensed to contractors under the project agreements) and infrastructure.
- Monitor the Delivery Authority's lease and licence portfolio, including monitoring key dates, conducting site inspections, carrying out rental reviews, identifying where extension documentation is required, and supporting the staged return or handback of land to the relevant landowner.
- Work closely with the Senior Legal Counsel to manage the property activities required to implement operational tenure, including;
 - consulting with stakeholders internally and externally to determine required land boundary changes, and procuring survey plans which reflect those required boundary changes;
 - preparing concise reports on scheduling, cost and risk;
 - assisting in road closures and road openings, including engagement with survey consultants, road managers and state government authorities;
 - instructing and supervising surveyors in a cost-effective manner, utilising the processes established by the Delivery Authority;
 - reviewing plans (including reconfiguration plans, identification surveys and lease plans) to identify property related risks;
 - engaging with Queensland Rail, commercial parties, contractors and relevant government entities to document property related requirements; and
 - supporting the transition of land into their enduring tenure arrangements.
- Support land transactions, including acquisitions, tenure changes and disposals by private negotiated agreement, or under the Acquisition of Land Act 1967 or the Queensland Government Land Transaction Policy.
- Critically analyse information and exercise judgement to provide independent, evidence-based views, recommendations and guidance to the Senior Legal Counsel and General Counsel, Corporate in relation to property matters as requested to support operational and strategic success.
- Respond to general land-related queries, having regard to contractual arrangements and internal procedures and policies, to support decision making.
- Prepare reports, briefing notes and general correspondence on a broad range of land issues.
- Develop and maintain effective relationships with internal and external stakeholders.
- Work in accordance with the Delivery Authority policies, procedures and safety requirements and demonstrate alignment with our values and behaviours.

KEY COMPETENCIES

The successful candidate will be able to demonstrate the following key competencies:

- Proven skills and experience in land dealings across multiple tenures and transaction types, including:
 - experience working on large infrastructure projects, either for the government or in the private sector;
 - complex access, handback or transition arrangements.
- Understanding of tenure arrangements in rail corridors desirable.
- Demonstrated ability to interpret property agreements, tenure arrangements, survey plans and other land documentation to identify and resolve property requirements, interfaces, risks and barriers in support of program timelines.
- Ability to work autonomously, establish priorities, manage competing property matters, meet deadlines and escalate issues when appropriate.
- Highly developed written communication skills, with the ability to prepare clear and accurate property documentation, reports, briefings and correspondence.
- Highly developed verbal communication, collaboration and stakeholder engagement skills, with the ability to work effectively with contractors, technical specialists, landowners, asset owners and government entities.