



POWERLINK QUEENSLAND

Landholder Payment Framework

About this brochure

The following information provides an overview of Powerlink's Landholder Payment Framework for landholders hosting new transmission lines (hosting landholders) and payments to landholders with properties adjacent to newly constructed transmission lines (adjacent landholders).

With changing community and stakeholder expectations regarding payments, Powerlink commenced a review of our approach in October 2022 to identify potential areas for improvement.

Guided by input from key stakeholders including representatives from local government, agricultural groups, energy user advocates and consumer groups, a new landholder payment framework was developed.

The reviewed approach enhances the payments for hosting landholders and also introduces a payment for adjacent landholders. The payment framework took effect in May 2023.

About Powerlink

Powerlink Queensland is a Government Owned Corporation that owns, develops, operates and maintains the electricity transmission network in Queensland. We connect Queenslanders to a world-class energy future, providing electricity to more than five million Queenslanders and 241,000 businesses.

We are also responsible for connecting large-scale renewable energy developments, including wind and solar, and providing electricity to large industrial customers in rail, mining and LNG sectors.

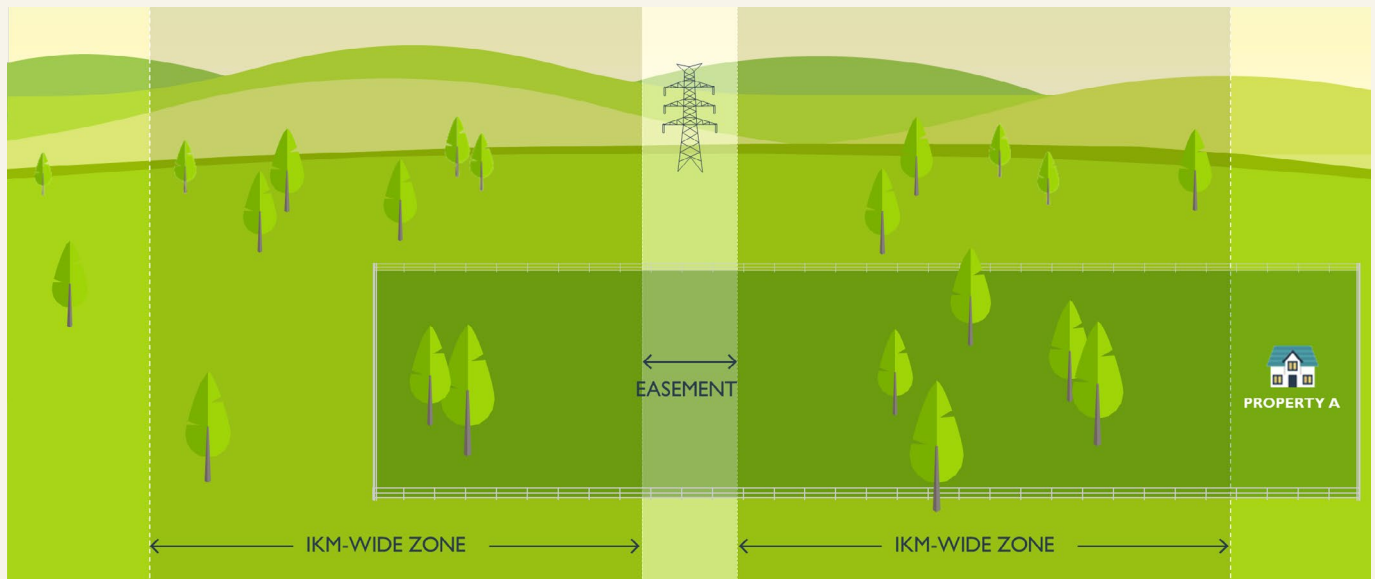
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Hosting landholders

Landholders whose properties are traversed by an easement are entitled to payments under the *Acquisition of Land Act 1967* (ALA). We are committed to working openly and transparently with landholders to negotiate the amount and timing of this payment.



How are payments determined?

During the establishment of an easement, Powerlink will employ an independent registered property valuer to carry out a detailed land valuation to assist with determining each payment package. Payment under the ALA is based on a range of different factors associated with the easement, including but not limited to the:

- value of the property
- impact of the transmission infrastructure on amenity and use of the property (e.g. impacts on farming practices and/or business operations and off easement access requirements).

In addition to the ALA framework, hosting landholders will also receive an incentive payment plus an allowance for professional advice and services. Together these payments contribute to the total payment amount.

Can hosting landholders seek their own professional advice?

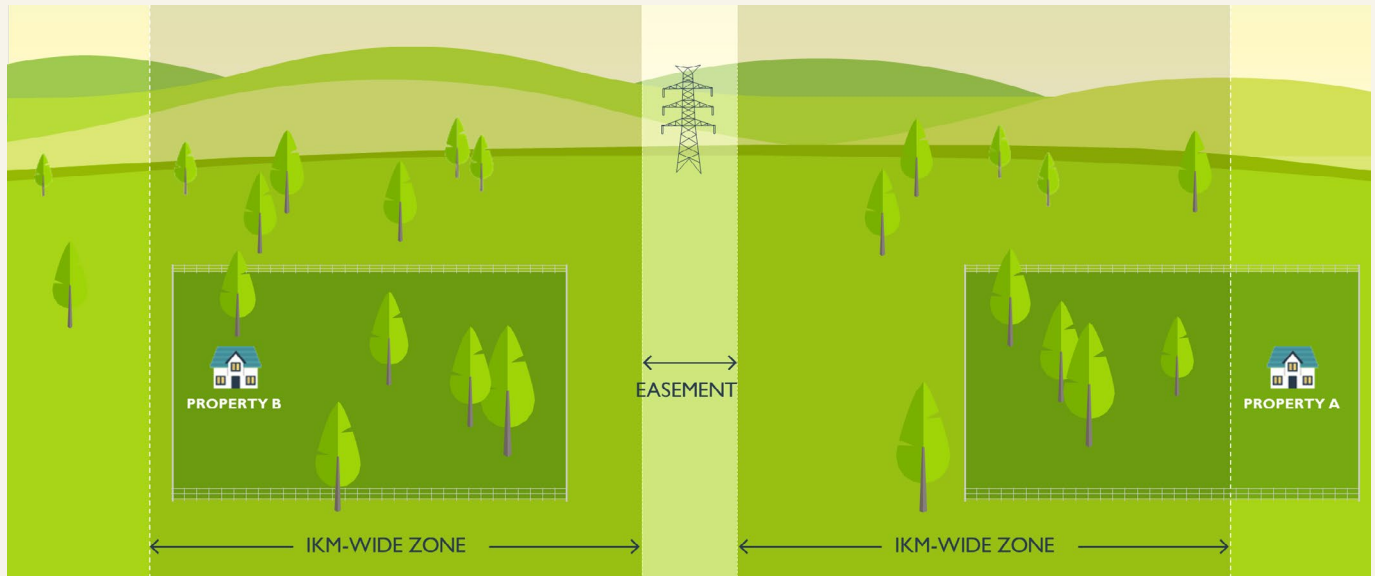
We are committed to ensuring every landholder can access independent advice to provide support during the negotiation process. We offer a set payment for hosting landholders to obtain expert professional advice including legal, financial, tax and valuation services. This allowance will be offered during discussions with your Landholder Relations representative.

When is the payment made?

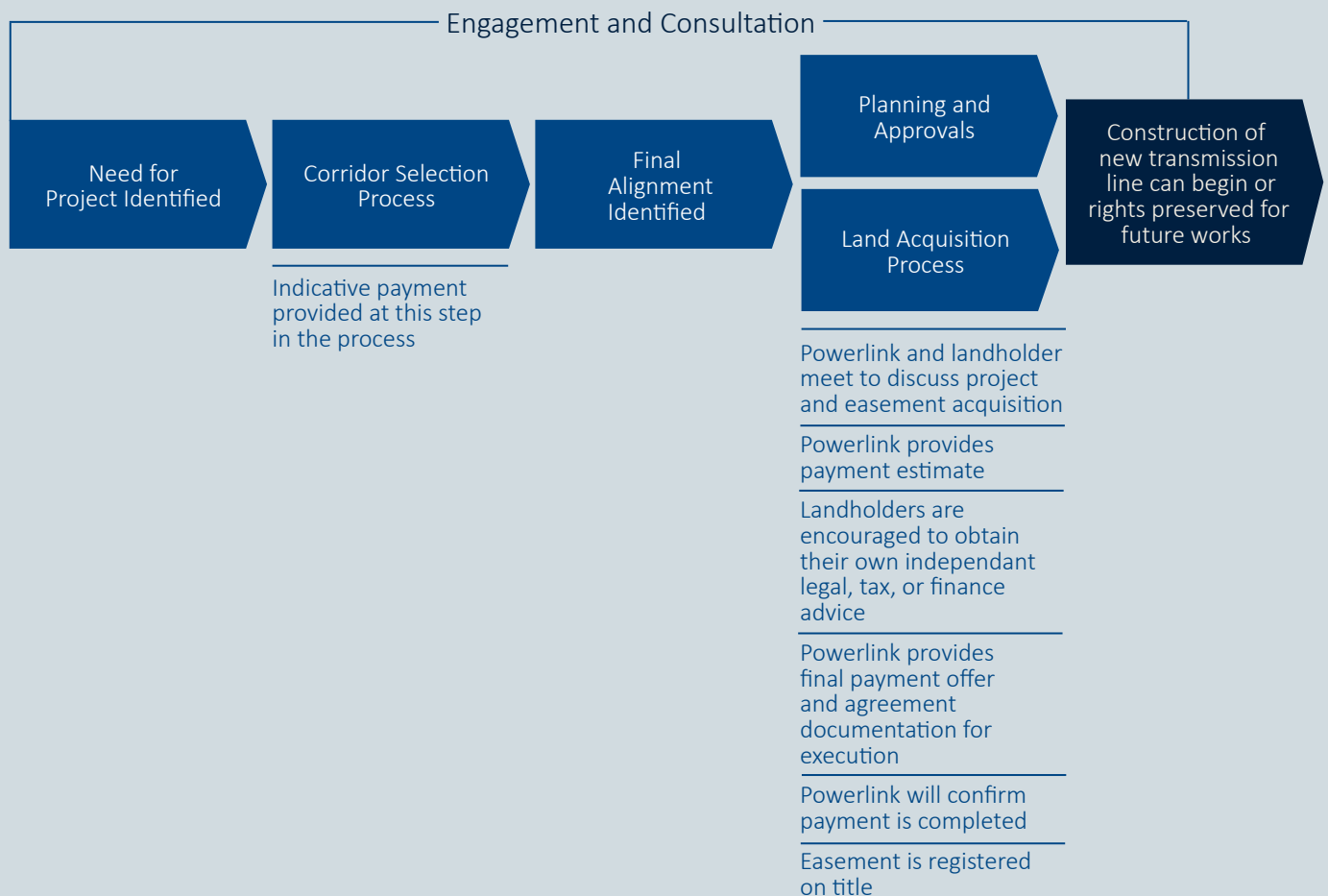
Powerlink's new Landholder Payment Framework seeks to provide payment estimates much earlier in the process to give landholders more flexibility, clarity and the ability to make more informed decisions about their land. Once the final transmission alignment is determined, property-specific negotiations – including payment discussions – can formally begin. The payment can be offered as a lump sum or as annual payments. Landholders can decide which payment option they would prefer, based on their individual circumstances. Typically, the payment can be made upon registration of the easement.

Adjacent landholders

Powerlink is aware of potential impacts to properties neighbouring our infrastructure. Under the new Landholder Payment Framework, adjacent landholders within a 1km radius of a new transmission line will receive a payment which is calculated on the amount of land located within this 1km zone. We are the first transmission entity in Australia to offer a payment of this type.



Easement acquisition and landholder payment process



Frequently Asked Questions

What is an easement?

An easement establishes 'rights attached to land' to allow for construction of transmission infrastructure and for Powerlink to subsequently access the easement for inspections, repairs and maintenance. The establishment of an easement also restricts certain activities on the land that could endanger members of the public or impact our ability to provide a safe, secure and reliable electricity supply.

How does Powerlink acquire an easement?

Once the need for a new transmission line has been confirmed, possible routes will be identified via initial desktop land assessments and environmental investigations. Powerlink will work with communities, Traditional Owners and other key stakeholders to better understand the area and use this stakeholder input to refine a study area.

From here, the study area is reduced to potential corridor options based on engagement and investigations already undertaken. These options are then put through a corridor selection process to recommend a selected corridor with the least overall impact from a social, environmental and economic perspective. Once the recommended corridor is finalised it becomes known as a study corridor.

Through engagement with landholders, the study corridor is further refined to determine a final alignment which becomes the subject of necessary planning and environmental approvals and cultural heritage assessment, to approve the project. Concurrently, Powerlink will then seek to negotiate an agreement with landholders to register an easement over their land.

How is interest and taxation handled in the payment process?

The tax implications involved with payments will vary depending on landholders' individual circumstances. We encourage landholders to seek independent financial and legal advice regarding landholder payment matters to ensure they can make the most informed decision regarding their property.

What if the hosting landholder doesn't agree with the payment offer?

We always seek to finalise payments by way of negotiation with the landholder and any relevant qualified experts (e.g. solicitor, registered valuer or agricultural economist).

Following these resolution processes, if agreement cannot be reached, there are alternative acquisition pathways that Powerlink may consider. However, our priority is always to work with landholders to reach a mutually suitable arrangement.

Contact us

Scan the QR code or visit powerlink.com.au for more information about Powerlink and our projects.

For general enquiries FREECALL 1800 635 369 (during business hours) and ask for 'Landholder Relations' or email LandholderRelations@powerlink.com.au.



Powerlink acknowledges the Traditional Owners and their custodianship of the lands and waters of Queensland and in particular, the lands on which we operate. We pay our respect to their Ancestors, Elders and knowledge holders and recognise their deep history and ongoing connection to Country.



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Current as at January 2026



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