



POWERLINK QUEENSLAND

Landholder Payment Framework

About this brochure

The following information provides an overview of Powerlink's Landholder Payment Framework for landholders who host a new Powerlink transmission line easement on their property (hosting landholder).

With expectations from the community and other stakeholders changing in recent years, Powerlink undertook a review of our compensation payment approach in October 2022. This review was shaped by feedback from landholders, local councils, farming groups, energy users, and consumer representatives. As a result, a payment framework to compensate and consider commercial drivers, was developed to better reflect landholder needs and concerns.

The updated framework prioritises negotiated agreement outcomes for our easements and offers improved payments for landholders who host transmission lines. These changes, designed with stakeholder input, came into effect in May 2023.

About Powerlink

Powerlink Queensland is a leading Australian provider of electricity transmission services, focused on delivering a safe, affordable, reliable and sustainable network for our customers.

Our network extends 1,700 kilometres (km) from Cairns to the New South Wales (NSW) border and comprises 15,559 circuit km of transmission lines and 154 substations.

Our purpose is to connect Queenslanders to a world-class energy future, providing electricity to more than five million Queenslanders and 241,000 businesses.

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.



Freecall 1800 635 369
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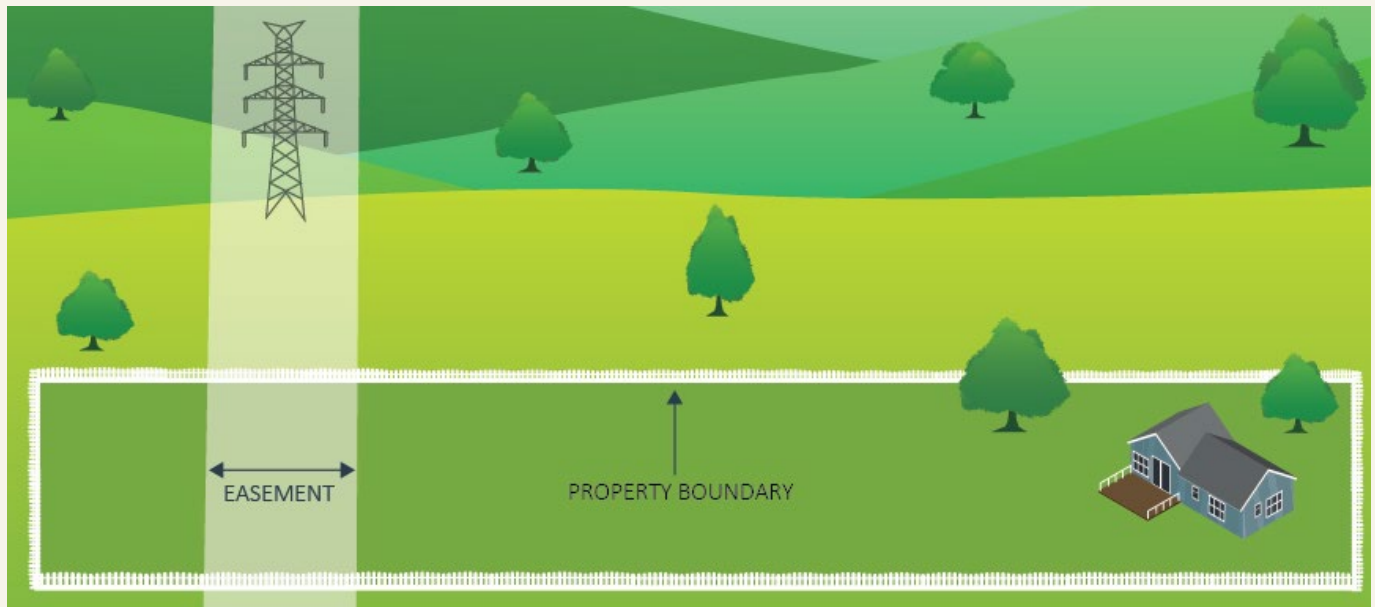
Current as at June 2026



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Hosting landholders

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



How are compensation and payments determined for negotiated easements under the Landholder Payment Framework?

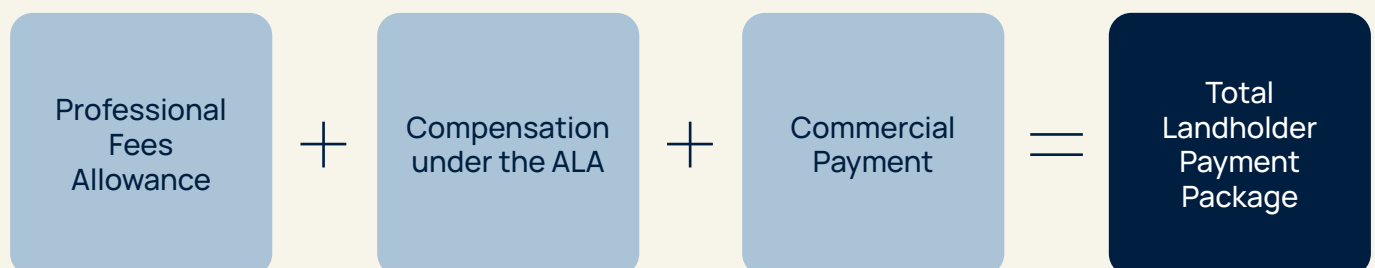
To commence negotiations, Powerlink will engage an independent registered property valuer to carry out a valuation for establishing the value of the easement in accordance with the ALA.

The amount of compensation you receive under the ALA considers a range of factors associated with the easement, including but not limited to the:

- value of your property
- impact the transmission infrastructure may have on the amenity and use of your land (e.g. impacts on farming practices, business operations and off easement access requirements).

In addition to compensation under the ALA, you'll also be offered a commercial payment and an upfront professional fees allowance to help cover the costs of professional advice and services that you may wish to engage to support the negotiation process for the easement. The commercial payment and allowance are fixed amounts determined by Powerlink and are not open to negotiation.

Together, these payments contribute to the total Landholder Payment Package offered to you when Powerlink seeks to negotiate an easement on your property.



What if the easement is compulsorily acquired?

Powerlink's strong preference is to work directly with landholders to reach a negotiated agreement. We understand that in some circumstances that may not be possible. In these instances where the easement is obtained by compulsory acquisition, compensation will be assessed in accordance with the ALA, which does not include a commercial payment.

Can hosting landholders seek their own professional advice?

As a hosting landholder, you can access independent professional advice during the easement acquisition phase. For a negotiated easement, a fixed payment allowance is available to help cover the costs of expert professional advice such as legal, financial, tax and valuation services. This allowance will be offered at the start of Landholder Payment Package discussions with your Property Project Manager or Land Acquisition Specialist.

When is the payment made?

Under Powerlink's Landholder Payment Framework, you'll receive a Landholder Payment Package estimate during the corridor selection phase of the project. The estimate is provided to demonstrate the baseline considerations for landholder payments and the anticipated average land values for the project. The estimate does not provide property specific information. More detailed compensation values specific to your property will be shared with you when the easement alignment is known and payment discussions begin. The commercial payment component can be offered as a lump sum or as annual payments. You can choose the arrangement that best suits your individual circumstances.

Typically, the following sequence of payment occurs:

1. Professional Fees Allowance component is available when negotiations commence.
2. The ALA compensation component will be paid when an option to grant easement agreement is exercised (or an Agreement to Grant Easement is entered into).
3. The commercial payment component for a negotiated easement is paid upon registration of the easement.





What if the hosting landholder doesn't agree with the Landholder Payment Package?

Powerlink's preference is to work with landholders to reach a negotiated outcome. We encourage landholders to engage professional services or relevant qualified experts (e.g. solicitor, registered valuer or agricultural economist or accountant), to assist in negotiating. Powerlink offers an upfront Professional Fee Allowance to landholders to assist with the engagement of such services. If a negotiated agreement cannot be reached, Powerlink may need to consider a compulsory acquisition pathway.

Where there is a difference between the anticipated compensation amount and the offer presented, we encourage a valuation conference involving both valuation teams to discuss the methodology and assumptions and help progress negotiations.

How are interest and taxation handled in the payment process?

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

To assist you with obtaining that advice, Powerlink offers an upfront payment of a professional fees allowance which provides you with a lump sum amount that can be used to obtain professional advice including valuation, legal and financial services.

What about the Goods and Services Tax (GST)?

Powerlink will pay GST on top of any payments made by Powerlink where GST applies and where a landholder is registered for GST.

Powerlink will request information from a landholder regarding their GST status, including ABN details, to assist with determining if GST is applicable and in order to raise Recipient Created Tax Invoices for payments.

Further information

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

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

