



POWERLINK QUEENSLAND

Easement acquisition process

About this brochure

This brochure explains how Powerlink establishes an easement on your property. It includes information on why it's needed, how it happens, and what support is available to you at every stage.

Our preference is always to reach an agreement with you. This brochure is designed to help you understand your rights and responsibilities, and where you can find more information and support.

This brochure is intended as a guide only.

We encourage you to seek independent professional advice relevant to your individual circumstances.

We recommend you read this guide alongside the following Powerlink brochures to get all the information you need. These brochures are available at powerlink.com.au.

- Transmission Easement Engagement Process
- Project Participation and Access Allowance
- Landholder Payment Framework
- Example freehold transmission easement terms and conditions
- Activities on an easement

What is an easement

We don't own all of the land where our transmission network is located.

Our transmission lines are generally built on easements over privately owned land.

An easement gives us the legal right to use a portion of a property (typically identified by a survey plan), to build, operate and maintain the transmission network.

You keep ownership of the land.

The easement is registered on your property title, alongside a set of terms and conditions that outline both your rights and our rights.

For the safety of people living and working near electricity infrastructure, and to ensure its safe operation, some restrictions may be needed on or near an easement.

While many activities can continue as normal, others are not permitted for electrical safety reasons.

More information about permitted and restricted activities is available on our website.

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 | powerlink.com.au



SAFE FOR LIFE
Everyone. Everywhere. Everyday.

There are two ways we may establish an easement

OUR PREFERRED APPROACH

Negotiated Agreement Acquisition

We work directly with you to agree on access and acquisition.

ONLY USED WHEN A NEGOTIATED OUTCOME CANNOT BE REACHED

Compulsory Acquisition

We may use statutory powers under Queensland's Acquisition of Land Act 1967 (ALA).



The typical negotiated agreement acquisition process

1 Early engagement and consultation

- Once a project commences, we engage with a range of stakeholders including landholders, Traditional Owner groups and the wider community.
- During our initial contact with you, we will provide an overview of the project, seek feedback, and explain our Transmission Easement Engagement Process. You can read our Transmission Easement Engagement Process brochure for more information on this process.
- We may also need access to your property during this stage for preliminary site investigations (such as environmental surveys). These investigations are essential to help determine an easement alignment. We appreciate landholders' sharing valuable information about their properties and providing us access to gather on-ground information. You may receive a Project Participation and Access Allowance (PPAA) for site access. The PPAA is separate and in addition to any other payments made for the acquisition of the easement.
- Before we enter your property, we will agree with you on property access, biosecurity and safety protocols.

2 Formal notification from Powerlink

- Once the corridor has been finalised and selected, and if your property is inside a final corridor, you will receive an initial letter from us.
- The letter explains the easement acquisition process, support available to landholders, the next steps and invites you to meet with us.
- An informal high-level estimate of the landholder payment package may be shared. Our Landholder Payment Framework brochure provides information on the components of the framework available through the negotiated agreement acquisition process.
- You will receive the easement terms and conditions. This explains what you can and cannot do in the easement area.
- We will continue working with you during this time to finalise the easement alignment within the corridor.

3 Valuation and compensation assessment

- Once an easement alignment has been identified within a final corridor, we will arrange for an independent registered valuer to carry out a detailed land valuation to assess your compensation under the ALA.
- The valuer will use the easement terms and conditions and the information you've shared with us about how you use your land, to determine compensation. During the valuer's inspection, it is a good time for you to discuss any specific restrictions the easement may have on your use of the property.
- In addition to the compensation under the ALA, we offer commercial payment and an allowance for professional fees. Further details are available in our Landholder Payment Framework brochure.
- We encourage you to seek independent professional advice from experts in legal, financial, taxation and/or valuation matters – before making any decisions.

4 Letter of offer

- We will issue you with a formal letter of offer to enter into an agreement. This includes details of the landholder payment package.
- The offer includes:
 - a copy of the proposed agreement
 - a proposed easement area plan showing the preliminary alignment and buffer around the proposed transmission line
 - confirms the easement terms and conditions.

5 Negotiation, agreement and legal documentation

- Depending on the stage of the project, we will present either:
 - an option to grant easement which provides Powerlink the option to take the easement at a later date, if required. It will specify the period in which we must exercise the option – usually no more than two years; or
 - an agreement to grant easement which establishes the easement with immediate effect.
 Both are legal documents that are signed by you and us and confirm the negotiated terms of the easement acquisition.
- If you are not satisfied with the compensation, you can negotiate with us. This may involve meetings between you, your advisors and our team.
- Landholders are responsible for obtaining the consent of all other interest holders in the property, including mortgagees, other easement holders, and resource interest holders. This includes a requirement to get a Form 18 General Consent signed by the mortgagee and any interest holder whose interest conflicts with Powerlink's easement (either physically or due to the terms of their interest).
- Upon signing, we will make a part payment to you, in line with the terms of agreement.
 - For an option agreement, we pay an option fee when the agreement is signed, the compensation under the ALA when we exercise the option, and the commercial payment when the easement is registered.
 - For an agreement to grant easement, we pay the compensation under the ALA when the agreement is signed, and the commercial payment when the easement is registered.
- Once the agreement is signed, and any option is exercised (if required), we can use the easement area and any other agreed areas in line with the agreement. This can include areas such as access tracks and laydown areas.
- Our easement terms and conditions are not negotiable. This is because they are designed to manage risks to you, our infrastructure and the safe operation of the electricity network.
- All discussions and negotiations between Powerlink and you remain confidential.

6 Exercise of option (if required)

- If there's an option period, we will confirm Powerlink's requirement for the easement by issuing an Option Exercise Notice.
- Another part-payment of the landholder payment package is made to you at this point.

7 Easement registration and payment

- We will:
 - arrange and pay for a survey plan of the easement area, then register the easement on your property title
 - make payments in accordance with the terms of your agreement.
- You will receive a copy of the registration confirmation statement. This statement confirms the easement has been registered on the title of your property.

8 Ongoing support

- Together with our contractors, we will keep working with you through to construction – on access, fencing, biosecurity and rehabilitating your land afterwards.
- After construction, we will continue to work with you as we maintain our transmission line.



If a negotiated agreement cannot be reached

Our preference is always to reach an agreement with you through negotiation. However, there may be circumstances where an agreement cannot be reached within the required project timeframe, or where a landholder prefers to proceed through the compulsory acquisition process. In these circumstances, we may need to use the compulsory acquisition process under the *Queensland's Acquisition of Land Act 1967* (ALA).

Your right to compensation doesn't change. The main difference is the process used to finalise the easement acquisition and the payments you receive. The ALA governs the compulsory acquisition process. There is no provision for a commercial payment under the ALA.

When acquiring easements, we use Queensland's *Electricity Act 1994*. Under the Electricity Act, we are authorised to acquire land interests under the ALA.

We will only start the compulsory acquisition process after we have undertaken genuine negotiations with you. These negotiations may take several months.

We will continue to seek a negotiated outcome, even if the compulsory acquisition process has been initiated. Negotiations can continue until a formal application is made to the relevant State Government Minister to proceed with the compulsory acquisition, refer to the *Decision and formal application for gazettal* step in the following process.



The compulsory acquisition process

1 Minimum negotiation period

- We will work with you in good faith and make all reasonable efforts to reach a negotiated agreement.
- We will engage in genuine discussions to understand the use of your land, access arrangements, impacts to current and future land use and/or management practices.
- Our commitment is to always seek a negotiated outcome with you before compulsory acquisition starts.

2 Notice of Intention to Resume (NIR)

- If we can't reach an agreement, we may issue a NIR. This formally starts the compulsory acquisition process.
- A NIR is given to every person who has an interest in the land and who would be entitled to claim compensation under the ALA. This includes a mortgagee (if applicable).
- The NIR will include:
 - project background and need
 - a plan showing the area required for an easement
 - the easement terms and conditions
 - clear explanations of your right to object.

3 Objection period

- You will have at least 30 days to object to the NIR.
- Any objection must be in writing and submitted within the timeframe provided. The amount of compensation isn't a valid ground for objection under the ALA.
- You may request to appear at an objection hearing to explain your objection in person.
- You can choose to engage a solicitor, agent or consultant to help with your written objection or hearing.
- A delegate will prepare an objection report and provide a copy to you for your review.
- We must consider all objections before deciding how to proceed.
- If no objections are received, Powerlink may proceed to apply to the Minister to compulsorily acquire the required easement or land.



4 Decision and formal application for gazettal

- Following the independent recommendation from the delegate regarding the validity of any objections, we will decide whether to proceed, amend, or discontinue the compulsory acquisition. We will notify you of our decision.
- If we proceed, we will apply to the Minister for approval. At this point, you will be notified of negotiations ceasing.
- The Minister will consider Powerlink's application and assess whether the statutory requirements under the ALA have been met for the compulsory acquisition to proceed.
- Where an agreement has not been reached, compensation will be assessed under the ALA which does not include a commercial payment, with the court being the final decision maker.

5 Gazettal and registration

- If approved by the Minister, a taking of easement notice will be published in the Queensland Government Gazette.
- Following the easement gazettal, the plan of easement and easement terms will be registered on the title.

6 Compensation following gazettal/compulsory acquisition

- We will provide you with a copy of the gazette notice and a claim form and statutory declaration to complete and submit to us.
- You have the right to claim compensation within three years after the gazettal date. The gazettal date is the date it was published in the Queensland Government Gazette.
- The ALA contains the principal components of compensation that should be detailed in your compensation claim.
- After you lodge your compensation claim, you may request an advance payment of an agreed amount.
- We will review the information provided in your claim and make a compensation offer. If you do not agree with the offer, we will meet with you to discuss the differences and seek to resolve the matter.
- If an agreement on compensation cannot be reached, either party can refer the matter to the Land Court.
- The final compensation payment will be made once an agreement is reached or as determined by the Land Court.

Need more information?

You don't have to navigate this on your own. The following brochures go into more detail on each part of the process.

- Working with you
- Transmission Easement Engagement Process
- Project Participation and Access Allowance
- Landholder Payment Framework
- Activities on an easement
- Working with Powerlink to determine easement alignments

Scan the QR code or visit powerlink.com.au/brochures to access the brochures and learn more.

For freehold transmission easement terms and conditions, visit powerlink.com.au/easements.

Your Powerlink Landholder Relations Advisor is always happy to talk it through with you.
Please reach out on 1800 635 369.



Current as at October 2026

Freecall 1800 635 369 | powerlink.com.au



SAFE FOR LIFE
Everyone. Everywhere. Everyday.