

Landholder compensation and payments

This document provides information for the community about the range of payments and compensation available for landholders with a proposed transmission line easement over their property for the Western Renewables Link.

How much compensation will landholders receive?

The amount of compensation will vary for each landholder. We provide each landholder with a compensation valuation, as part of their Option for Easement proposal, which is assessed by an independent and accredited valuer. Landholders are encouraged to seek their own valuations for comparison. We will reimburse landholders for any reasonable valuation, legal and other professional fees.

What is an Option for Easement?

An Option for Easement is a legally binding agreement (in the form of a deed). It grants one party (the grantee – AusNet) the right to acquire an interest from another party (the grantor – the landholder) on agreed terms, including compensation and payments, within a set time period. The landholder continues to have ownership of and use of the easement land, subject to the easement terms.

How are the compensation offers calculated?

The appointed project valuer assesses properties in accordance with valuation principles set out in the *Land Acquisition and Compensation Act 1986 (Vic)* and the *Valuation of Land Act 1960 (Vic)*, as well as the valuer's understanding of the impacts to the property. The market value compensation assessment is based on the difference between the market value before and after the easement, known as the market value depreciation. This includes any loss in the market value of the property including loss due to severance and loss of special value. In addition to the market value compensation assessment, the Option for Easement proposal will also include compensation for disturbance to property and operations during construction and other landholder payments.

Will landholders be compensated for disturbance to their property and operations?

Yes – in addition to the market value compensation assessment, landholders will also be compensated for disturbance to their property and operations during and after construction, for example to fencing, livestock and crops.



Why are landholders getting offers before the project is approved?

The compensation offers are an important step in working with landholders. The offers are being provided to give landholders certainty about the payments and compensation offered if the project is approved. Making this information available now also gives landholders time to consider the compensation offers, seek independent advice and have input into property access arrangements to be used during construction (pending project approvals).

Can landholders still make submissions about the project's Environment Effects Statement (EES) if they enter compensation discussions?

Entering discussions with us and signing an Option for Easement does not impact a landholder's ability to make a submission on the project's EES. More information about the EES process is available on the Department of Transport and Planning's website at www.planning.vic.gov.au/environmental-assessments/browse-projects/western-renewables-link

What happens if the project does not gain approvals?

If landholders enter a voluntary agreement (an Option for Easement) and the Western Renewables Link project changes or does not achieve the required approvals, an easement may no longer be required. If this occurs, the agreement will either terminate in accordance with the deed or expire at the end of the specified time period. Landholders will retain any payments already made.

Is the compensation offer in addition to the payments announced by the Victorian Government?

Yes – the proposed project compensation is in addition to the payment announced in February 2023 by the State Government of \$8,000 per year per kilometre of new transmission easement hosted, for 25 years.



You can find detailed information about payments and compensation, including when different amounts are paid, in the Landholder Guide: Option for Easement process and compensation on the project website, [resources page](#).

For information about the Western Renewables Link Environment Effects Statement, visit the Department of Transport and Planning's website: <https://www.planning.vic.gov.au/environmental-assessments/browse-projects/western-renewables-link>

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Payments and compensation

Further detail about payments and compensation, is available in the Landholder Guide: Option for Easement process and compensation on the project website, [resources](#) page.






Payment	Amount	What it's for
Landholder Participation Fee	\$ \$10,000 (excluding GST)	Payable to landholders upon completing the Property Specific Details Form and signing the Land Access Consent (in accordance with the requirements set out in the Land Access Consent).
Landholder Professional Fees payment	\$ \$10,000 (excluding GST)	Payable after receiving the Option for Easement proposal to support landholders to review and seek professional advice on the option proposal. This payment is not dependent on signing the Option for Easement.
Additional legal and professional fees	\$ As agreed	We can reimburse landholders for further reasonable out-of-pocket legal costs and professional service provider fees if we have agreed to the amount beforehand.
Option Fee	\$ \$20,000 (excluding GST)	Payable after the Option for Easement is signed by both parties, as set out in the Option for Easement. Landholders will retain the Option Fee even if the option is not exercised.
Option Extension Fee	\$ \$15,000 (excluding GST)	This fee is payable to extend the initial option period of the Option for Easement (only if required by AusNet).
Compensation for Easement Amount	\$ Property specific	This is a market value assessment of the easement, as assessed by a qualified valuer. The first payment (80%) is paid after the option is exercised. The second payment (20%) is paid after the easement has been registered.
Other Compensable Amount	\$ Property specific	A percentage of the Compensation for Easement Amount (excluding GST) payable to landholders to allow for other compensation requirements.
Option Exercise Disturbance Fee	\$ Property specific	This includes amounts to compensate for the value of lost crops (if applicable) and/or the value of any other disturbance due to construction activities (such as movement of livestock, fences or equipment).
Construction Licence Fee	\$ Property specific	Paid to compensate for any loss, impact or interference with land use as a result of required construction activities.
Land Rehabilitation Offset Payment	\$ Property specific	This compensates for any residual impact on land use in the 12 months following the completion of construction (for example, any temporary reduction in land use or productivity after construction has finished).
Additional landholder payments	\$ \$8,000 per year per kilometre of new transmission easement hosted, for 25 years	On 24 February 2023, the Victorian Government announced additional payments for landholders hosting new transmission easements. For a standard transmission easement area, a rate of \$8,000 per year per kilometre of new transmission easement hosted, for 25 years. The payments will be in addition to the compensation and payments outlined above and as required under the <i>Land Acquisition and Compensation Act 1986</i> (Vic). The payments are intended to recognise the important role that landholders play in hosting critical transmission infrastructure, to connect renewable energy into the grid. More information about these payments will be provided when available.

More information

Visit the project website westernrenewableslink.com.au for the latest project information.

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