EnergyCo

NSW GOVERNMENT

Understanding the land acquisition process

Fact Sheet

November 2026

Learn how EnergyCo acquires interests in private land for network infrastructure projects. Understand key steps and your options as an impacted landholder.

Overview

New transmission infrastructure will help deliver renewable energy across NSW. It will help deliver affordable, clean and reliable energy for everyone, while also supporting new local jobs and business opportunities during construction and operation.

We aim to minimise the use of private land through early engagement with communities during project planning. However, after extensive consideration of the necessary route we may still need to use private land.

EnergyCo can acquire land and rights, known as easements, to access and use private land when needed to build and operate new transmission infrastructure.

his can include transmission lines, energy hubs and switching stations. This process and your entitlement to compensation is in accordance with the *Land Acquisition (Just Terms Compensation) Act 1991* (Just Terms Act).

Did you know?

- **If your land is impacted by acquisition you are entitled to compensation for the acquisition**
- **In most cases the acquisition will only impact part of your property**
- **We'll contact you directly and work together to reach an agreement on the amount of compensation you will receive**
- **We'll assign you a dedicated acquisition manager to help you at every stage of the process.**



Types of acquisitions

There are two types of interests we may acquire from you. The type of acquisition depends on the type of infrastructure being built.

Easement acquisition

In most cases, like building transmission lines, we don't buy your land outright. Instead, we work with you to acquire an easement. An easement is a legal right to access and use part of your land.

If we acquire an easement:

You will remain the owner of the land

You can continue using the land, with some restrictions to ensure public safety and reliability

For more information about these steps, please see energyco.nsw.gov.au/easements.

For most projects, we need:

1. a temporary construction easement (around 60 to 250 metres wide) during the building phase (about 4 to 9 years)
2. a reduced permanent easement which is defined by survey once construction is finished.

In some cases, we can build within the permanent easement area from the start.

In these cases we won't need to acquire an initial temporary construction easement.

In either case, we aim to agree on compensation for all easements (both temporary and permanent) at the beginning of the process. Our acquisition approach provides:

- **certainty** about what interests in your land need to be acquired
- **equity**, with an upfront payment of 100% of the agreed compensation for the temporary construction easement and at least 80% of the agreed market value compensation for the permanent interests.

Freehold acquisition

For certain infrastructure, like switching stations and energy hubs, we need to own the land to ensure that it remains secure and reliable.

- Switching stations are smaller facilities used to control electricity at required points in transmission infrastructure.
- Energy hubs are larger facilities, being a modern type of substation.

For these types of infrastructure we may need to buy the whole land or a significant portion of it. This is known as 'freehold acquisition'.

Freehold acquisition means we'll buy the required portion of the land from you. These cases are less common and are handled separately.

Your dedicated acquisition manager will contact you to provide more information if this is required.

Valuation and compensation

If we wish to acquire an interest on your land, we'll seek to enter into an agreement which will set out all the rights and obligations for both parties relating to the ongoing use and management of the land, including payment of compensation to the landholder.

Just Terms Act compensation

You're entitled to compensation as provided under the Just Terms Act if we acquire an interest in your land.

This typically includes:

- **The market value of the property interests being acquired**
- **Payment for your legal and valuation fees**

Other types of Just Terms compensation may apply depending on the acquisition.

We encourage you to obtain advice from an independent qualified valuer and solicitor to help inform your decisions during the acquisition process. We will compensate you for any fees reasonably incurred for these services as part of the agreement.

In some cases, you may want to seek advice from other specialists such as accountants, town planners or surveyors. We recommend speaking to our acquisition team first to confirm if you will receive compensation for these costs. For more information about these steps, please see energyco.nsw.gov.au/valuation-compensation.







Strategic Benefit Payment Scheme

Separate from and in addition to any compensation under the Just Terms Act, landholders may also be eligible for financial payments under the Strategic Benefit Payment Scheme (SBP).

The SBP ensures that eligible private landholders who host a part of a transmission line will be paid a set rate of $200,000 per kilometre of transmission hosted. This will be paid in annual instalments over 20 years and indexed to inflation. Annual payments will start for eligible private landholders once the project is operational, or 'energised'.

To learn more about the Strategic Benefit Payment Scheme, please visit energyco.nsw.gov.au/sbp.

Acquisition by agreement

The aim of the acquisition process is to reach an agreement on the amount of compensation you are entitled to receive for the required acquisition.

We have a minimum of six months to do this, which commences when an opening letter is issued to a landholder. This is known as an acquisition by agreement.

In NSW the acquisition process is governed by the Just Terms Act, which provides:

- the procedures a government agency must follow to acquire land (and easements) from a landholder
- the principles for determining compensation.

We strongly prefer to complete the required acquisition by reaching an agreement with you.

We respect that every landholder's property is very important to them and that land acquisition can feel inconvenient and concerning.

Our aim is to listen and understand what is important to you, so we can work together to minimise the impact and inconvenience to your life.

What happens if we don't reach an agreement?

If we don't reach an agreement by the end of the minimum six-month period, we may need to start the compulsory acquisition process as set out in the Just Terms Act.

Compulsory acquisition is a last resort. At times it's necessary to allow crucial public infrastructure projects to proceed for the benefit of the wider community. The compulsory acquisition process happens in parallel to any ongoing negotiations with you and takes at least 90 days.

If we don't reach an agreement by the end of the compulsory acquisition process:

- the required interests will be compulsorily acquired
- the amount of compensation you receive will be determined by the NSW Valuer General.

For more information about these steps, please see energyco.nsw.gov.au/compulsory-acquisition.

Key steps

Step 1	Early community consultation
Step 2	Initial contact with EnergyCo
Step 3	Face-to-face meeting
Step 4	Issue an opening letter (which commences the minimum six-month period)*
Step 5	Property valuations are carried out
Step 6	Receive letter of offer
Step 7	Exchange valuation reports
Step 8	Agree on compensation (deed of agreement)
Step 9	Finalise the permanent easement

** This is the first formal step which commences the acquisition process.*




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Acquisition support

Our team are committed to working with landholders in a courteous and respectful way and to be available to guide, assist and support landholders at every stage of any required acquisition.

Acquisition manager

Your acquisition manager is your main point of contact throughout the acquisition process. They are here to help you with all aspects of the acquisition process. Your acquisition manager can:

- Explain the acquisition process
- Answer your questions about how the project will impact your property
- Discuss your specific concerns about the acquisition

Place manager (personal manager)

A place manager (also called a personal manager) is also available for your personal support at any time during the acquisition process if you need it.

While your acquisition manager focuses on the technical acquisition and procedural aspects of the acquisition, your place manager is available to provide additional personal support tailored to your individual circumstances. Your place manager will help identify any additional personal assistance or support services available to you.



Getting independent advice

Legal and conveyancing support

We recommend that you engage a solicitor to assist you during the acquisition process. If you do not have a solicitor, you may wish to speak to the NSW Law Society who may be able to help you find a solicitor.

NSW Law Society

Visit lawsociety.com.au or call (02) 9926 0300.

Qualified valuer

We recommend that you engage your own qualified valuer to prepare your valuation report. If you need help to arrange a valuation, you can contact your solicitor or the following organisations for independent advice.

Australian Property Institute

Visit api.org.au or call 1800 111 274.

Royal Institution of Chartered Surveyors

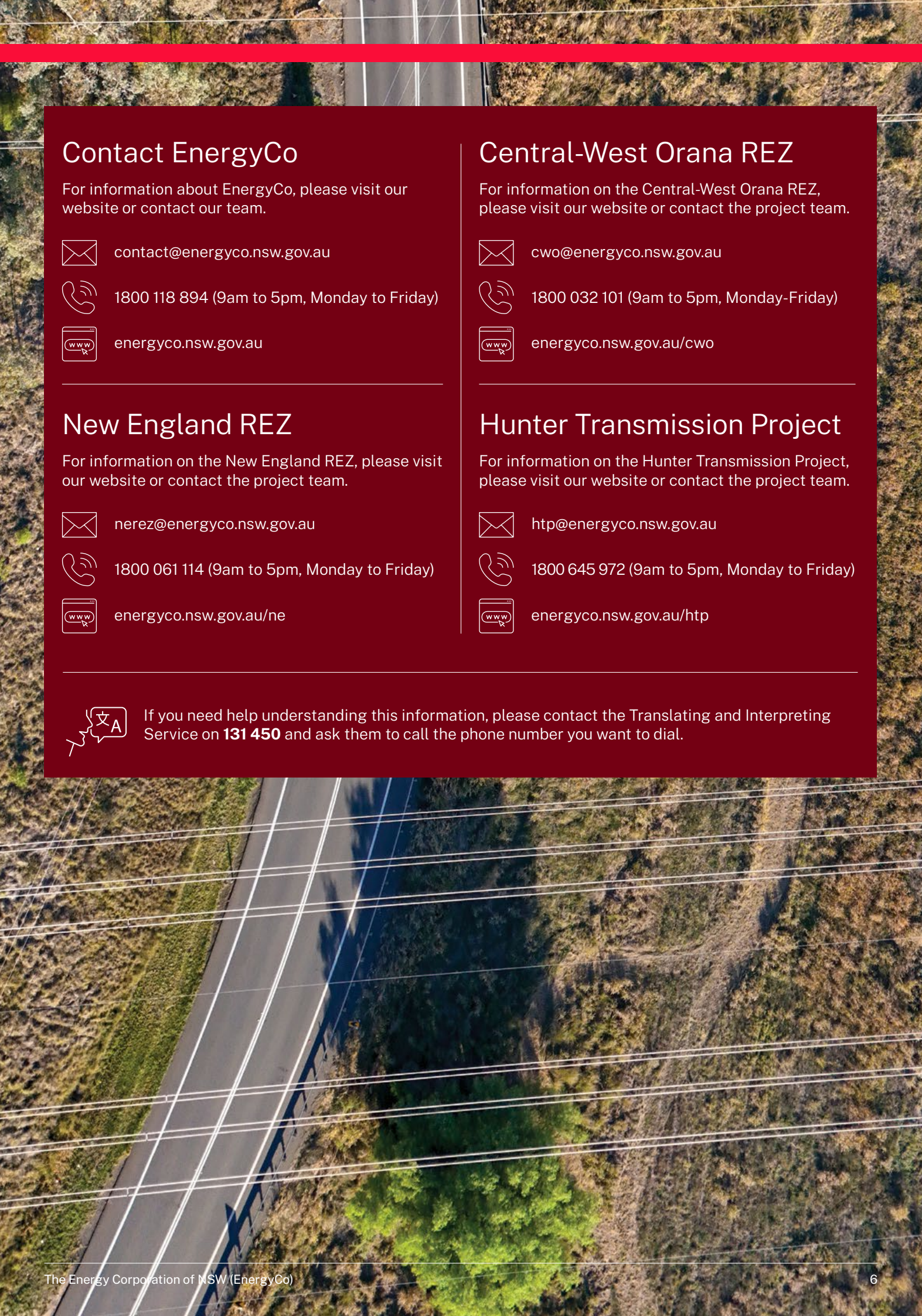
Visit rics.org/oceania or call 1300 737 657.

Call for immediate support:

You can call the Property Acquisition Support Line any time on 1300 089 551.

The Support Line is available 24 hours a day, seven days a week.

If you or someone you know is in immediate danger, please call 000 or go straight to the nearest hospital emergency department.



Contact EnergyCo

For information about EnergyCo, please visit our website or contact our team.

contact@energyco.nsw.gov.au

1800 118 894 (9am to 5pm, Monday to Friday)

energyco.nsw.gov.au

Central-West Orana REZ

For information on the Central-West Orana REZ, please visit our website or contact the project team.

cwo@energyco.nsw.gov.au

1800 032 101 (9am to 5pm, Monday-Friday)

energyco.nsw.gov.au/cwo

New England REZ

For information on the New England REZ, please visit our website or contact the project team.

nerez@energyco.nsw.gov.au

1800 061 114 (9am to 5pm, Monday to Friday)

energyco.nsw.gov.au/ne

Hunter Transmission Project

For information on the Hunter Transmission Project, please visit our website or contact the project team.

htp@energyco.nsw.gov.au

1800 645 972 (9am to 5pm, Monday to Friday)

energyco.nsw.gov.au/htp

If you need help understanding this information, please contact the Translating and Interpreting Service on **131 450** and ask them to call the phone number you want to dial.