

# Valuation and compensation explained

## Fact Sheet

June 2025

Understand your entitlement to compensation and the valuation process if EnergyCo needs to acquire interests in your land under the Just Terms Act.

### What is Compensation for Land Acquisition?

If EnergyCo acquires an interest in your land, you are entitled to compensation under the *Land Acquisition (Just Terms Compensation) Act 1991* (Just Terms Act).

The Just Terms Act sets out:

- the land acquisition process
- how compensation is determined.

Your entitlement to compensation is the same whether the easement is acquired by mutual agreement or through compulsory acquisition.

### Private sales

In some cases, private developers or renewable energy generators may approach you separately to buy or lease interests in your land for their generation projects.

This is a private agreement negotiated separately between you and the developer. It is not an acquisition under the Just Terms Act.

If you've been approached by a private developer, you can seek independent advice on your rights and negotiation options. Costs associated with this advice remain your responsibility for payment.



Transmission lines in the Hunter region

## What's included in the Just Terms Act?

Just Terms compensation typically includes:

- The market value relevant to the interests EnergyCo needs to acquire for uses such as:
  - the temporary construction easement (if required)
  - the permanent transmission easement
  - switching station land and any associated access rights (if required).
- Payment for your reasonable legal and valuation fees.

Other types of compensation may apply depending on the acquisition. Talk to your valuer and legal representative to understand what applies to you.

### Legal and valuation fees

Contact your acquisition manager to discuss what may be considered as reasonable legal and valuation costs.

If you are suffering from financial hardship and it's necessary to incur these costs upfront, talk to your acquisition manager about options for our consideration for direct payment or advance reimbursement.

### GST

If GST applies to your situation, we'll add the appropriate amount to your compensation. Please complete the GST questionnaire that came with your opening letter to help us determine if GST applies in your case.



## How are properties valued?

We use two valuations, conducted by qualified professional valuers, to ensure a fair outcome:



**EnergyCo's independent valuation**



**Your independent valuation**

Having two independent, professional valuations helps identify a fair compensation amount through negotiation.

When determining your entitlement to compensation for the acquisition of required interests in your land, our valuer will consider factors such as:

- the interests to be acquired
- the area of land to be affected
- location
- any impacted improvements
- zoning
- recent sales in the area.

This information will be captured in our valuation report. We'll exchange valuation reports when they are both ready.

For more information about these steps, please see [energyco.nsw.gov.au/aquisition-process](https://energyco.nsw.gov.au/aquisition-process)





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## Getting your own valuation

We strongly recommend engaging your own qualified valuer to:



**provide a full valuation report of your entitlement to compensation for the acquisition**



**act as your independent expert advisor on how the acquisition impacts your property**



**negotiate on your behalf with our valuer about your entitlement to compensation.**

We also encourage you to be actively involved in this process by attending meetings between the valuers and participating in valuation discussions.

### Finding a qualified valuer

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](http://api.org.au) or call 1800 111 274.

#### **Royal Institution of Chartered Surveyors**

Visit [rics.org/oceania](http://rics.org/oceania) or call 1300 737 657.





# How compensation is paid

When the acquisition process is complete, you'll receive payment in two stages:

## Payments

### 1 Advance Payment

#### When

Paid within 20 business days after the Deed of Agreement is signed.

#### What's included

- 100% of compensation for temporary construction easements
- 80% of the agreed market value for permanent transmission easement interests
- 100% of all other agreed compensation (including legal and valuation fees)

### 2 Final Payment

#### When

Paid after construction is complete and permanent easements are formalised, which usually takes about 4 years after the initial agreement.

#### What's included

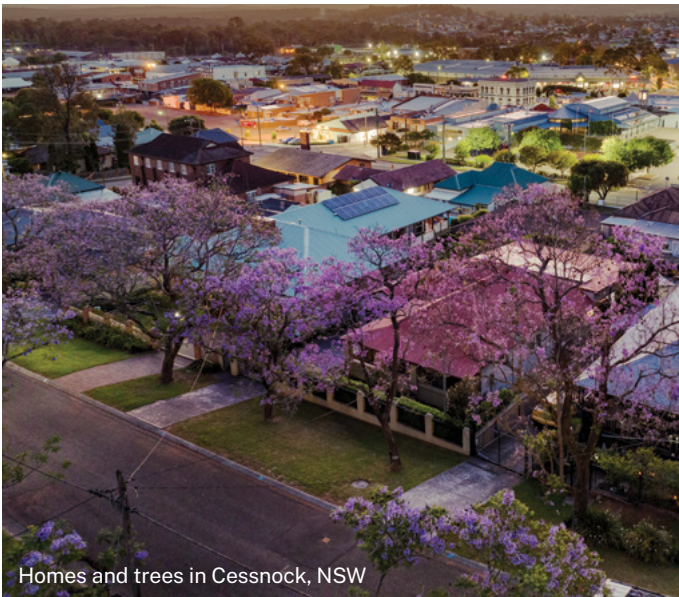
- Remaining 20% of the agreed market value for permanent transmission easement interests.



Transmission lines in the Hunter region



Working with landowners



Homes and trees in Cessnock, NSW





Intersection and power lines in Woolomin, NSW

## Acquisition support

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

### Acquisition manager

Your acquisition manager is your main point of contact to guide and assist you throughout the acquisition process. They'll 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**

## 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](http://lawsociety.com.au) or call (02) 9926 0300.

## Property Acquisition Support Line

The Property Acquisition Support Line provides free and confidential counselling services available 24 hours a day, 7 days a week to support your mental health and wellbeing. Call the Property Acquisition Support Line on 1300 089 551.

Find out more about this service, please see [nsw.gov.au/housing-and-construction/property-acquisition/support-for-you](http://nsw.gov.au/housing-and-construction/property-acquisition/support-for-you).

## Translating and interpreting

The Translating and Interpreting Service provides interpreting services over the phone for people who speak languages other than English.

### Translating and Interpreting Service

Visit [tisonational.gov.au](http://tisonational.gov.au) or call 131 450.



## Contact EnergyCo

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



[contact@energyco.nsw.gov.au](mailto:contact@energyco.nsw.gov.au)



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



[energyco.nsw.gov.au](http://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](mailto:cwo@energyco.nsw.gov.au)



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



[energyco.nsw.gov.au/cwo](http://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](mailto:nerez@energyco.nsw.gov.au)



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



[energyco.nsw.gov.au/ne](http://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](mailto:htp@energyco.nsw.gov.au)



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



[energyco.nsw.gov.au/htp](http://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.