



TRANSMISSION  
COMPANY  
VICTORIA

## **Landholder Guide - Victoria to NSW Interconnector West**

Land, Land Access,  
Easements and  
Compensation

**MAY 2024**



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# PART 1

## Purpose

This document provides landholders and communities with key information about the VNI West Project. This includes the processes for land access, easements and compensation.

## Contents

- Project Overview
- Timeline
- Refinement Process
- Landholder and Community Engagement

# Project overview

The Victoria to NSW Interconnector West (VNI West) is a major infrastructure project to build a new transmission line between Victoria and New South Wales (NSW).

It will harness clean, low-cost electricity from renewable energy zones (REZs) in both states and improve the reliability and security of electricity supply as ageing coal-fired power stations are retired.

The new 500 kilovolt (kV) transmission line will run from Dinawan terminal station in New South Wales to Bulgana in Victoria, where it will connect to the Western Renewables Link (WRL) via a new terminal station.

Following the completion of the early planning and regulatory investment process in May 2023, AEMO and Transgrid are jointly progressing VNI West. The next “early works” stage of the project in Victoria will be led by Transmission Company Victoria (TCV), a new company created by AEMO Victorian Planning for this purpose. This will include works required to progress planning and environmental approvals. Works in NSW will be delivered by that state’s electricity transmission operator, Transgrid.

TCV will undertake landholder, community and Traditional Owner consultation for VNI West. It will progressively refine the transmission corridor using information provided by individual landholders and community members along with technical, planning, environmental and engineering data.

On-the-ground engagement with landholders is an important part of this process as TCV looks to identify specific local constraints and opportunities to help minimise impacts from the new transmission on landowners and farming activity as much as possible.

Landholders in the identified study corridor will be appointed a Landholder Liaison to discuss the unique characteristics of their properties and farms as well as other important issues, including compensation and other payments associated with the project. TCV and Transgrid are committed to treating all landholders with respect and decency to ensure that all property owners and farmers are fairly recognised and compensated where transmission is required to be located on their land.

You can find all the latest project information including timelines and key milestones on our project website, [www.transmissionvictoria.com.au](http://www.transmissionvictoria.com.au).

## Timeline

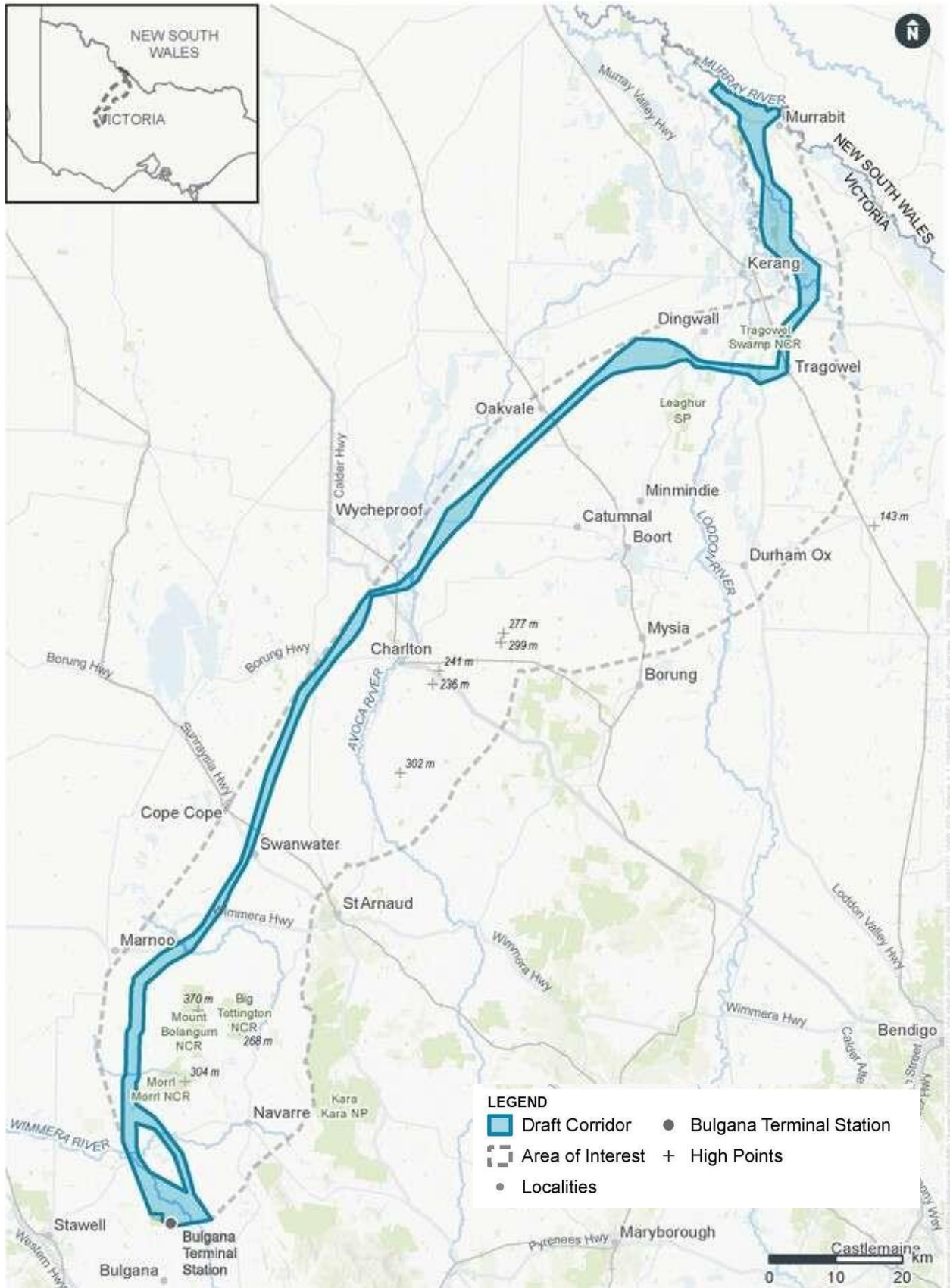
The timeline below outlines the key phases and steps for the VNI West project including the commencement of engagement with Landholders.



Ongoing engagement with landholders, community and Traditional Owners

The above dates are indicative only and subject to change

# VNI West Draft Corridor



The map above shows the draft corridor for VNI West, which is approximately 2 km wide. A 70-120 metre wide transmission easement will be identified within the corridor in the next phase of the project.

# Refinement process



## Route Refinement Process

In May 2023, an Area of Interest known as “Option 5A” was identified as the preferred option for the VNI West project. Since then the project has been working to narrow down or refine the route for the project through consultation and a broad range of technical, planning, engineering and other studies.

TCV has identified a draft corridor that is approximately 2 km wide. This area will be the major focus for the next phase of the project as TCV engages directly with farmers and other property owners, who may be impacted by the project.

Environmental field surveys began in 2023 and together with consultation and ongoing analysis, will help further narrow the corridor. Detailed environmental, planning and cultural heritage assessments will be carried out and all necessary approvals obtained before a final easement is defined in 2025.



## Having your say

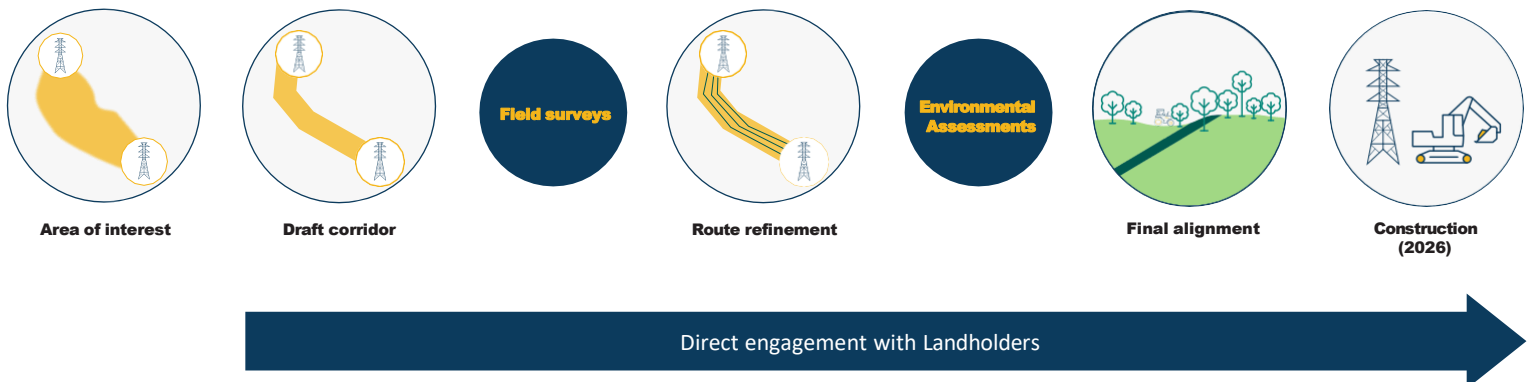
TCV is committed to consulting with community stakeholders and landholders including farmers and Traditional Owners. In addition to direct contact with landholders, a broad regional communications program including workshops and community information sessions provides opportunities for the community to learn more about the project, ask questions and provide feedback to the project team.

For information on planned community engagement sessions in Victoria and for updates on the project please visit our website

**[www.transmissionvictoria.com.au](http://www.transmissionvictoria.com.au)**,  
or join our mailing list by emailing **[enquiries@transmissionvictoria.com.au](mailto:enquiries@transmissionvictoria.com.au)**  
or call us on **1800 824 221**

The diagram below shows the key stages of the process underway to progressively refine the route for the new transmission.

TCV will consult closely with landholders in the draft corridor as this work continues.



## Seeking support for stress and mental health concerns

We understand the prospect of new transmission may cause significant stress for some community members and landholders, particularly during the early stages of the project due to the level of uncertainty. We encourage anyone experiencing challenges to their own, a friend or a family member's mental health and wellbeing to seek professional support.

The VNI West project team has engaged Converge International to provide wellbeing support services. Members of the community can contact the Community Support Service to make an appointment to speak to a professional counsellor for free and confidential advice. Please call 1300 687 372 and advise that you are calling in relation to the VNI West project.

Alternatively you can contact one of the independent support providers listed below.

- Beyond Blue – [www.beyondblue.org.au](http://www.beyondblue.org.au) and 1300 22 4636.
- LifeLine – [www.lifeline.org.au](http://www.lifeline.org.au) and 13 11 14.

## Translation and interpretation services

If you need an interpreter, please contact the project team and we will make the appropriate arrangements. Call 1800 822 241 or email [enquiries@transmissionvictoria.com.au](mailto:enquiries@transmissionvictoria.com.au).

If you are deaf and/or find hearing or speaking with people on the phone difficult, please contact the National Relay Service on voice relay number 1300 555 727, TTY number 133 677 or SMS relay number 0423 677 767.



# Landholder and Community Engagement

## Landholder Engagement

Landholders are key stakeholders for the VNI West project. TCV encourages all landholders to provide information on how they use their land, as important input to help shape the project through the planning and design phase.

In addition, specific information which can be provided by the community or landholders about land use and local constraints will be used to avoid or minimise impacts through design where possible.

Should transmission infrastructure be proposed on your property, we will work with you to discuss the possible location of transmission towers and other issues such as access tracks, gates and fencing. The location of the transmission infrastructure will be determined after consultation with you and once detailed surveys and assessments have taken place.

TCV is committed to treating all landholders with respect and decency to ensure they are fairly recognised and compensated if transmission infrastructure is required to be located on your land.

### What is a landholder?

A landholder is a person/s, including an entity (e.g. a company or natural person) who holds the title to a parcel of land.

We will work with landholders and, with approval, their tenants or other parties with a legal interest in the property during the land access process.



## Engagement Principles



### Meaningful

Having a clear purpose for engagement



### Accurate and timely

Provide information as and when it is available. We will endeavour to respond to you in a timely manner with accurate information



### Informed, accessible and inclusive

Provide you with information so you can be an active participant in the project. We will make the information accessible, clear and inclusive for all



### Genuine and transparent

Be open, honest and transparent in all of our interactions and be clear on the elements of the project that can be influenced by stakeholders



### Share other options

Let you know where you can go for more information, advice, consultation or grievances



### Full circle engagement

Ask you what is important to you and actively listen to your input. We will respond to you on what we have heard, how we have responded and why



## The role of a Landholder Liaison

TCV will provide a dedicated Landholder Liaison (LL) who will be allocated to you if access is required to your property for field works such as environmental, cultural heritage and other surveys or geotechnical investigations. The LL will be your key point of contact for the project and will work closely with you to address your questions and concerns.

The LL will work with you to understand your property and land use activities and negotiate access with you. If a property is identified as part of the final project alignment, the LL will work closely with you throughout the easement and compensation process.

Your LL may also be able to help you to identify potential upgrades and maintenance activities for the construction and operations phase of the project.

## How a Landholder Liaison will engage with landholders

The table below details some key parts of the LL's role.



### Information

The LL will be available to assist with providing and addressing questions about the project.

You can contact your LL via their mobile phone or by email. They will endeavour to respond within two business days.



### Meetings

The LL will be available to meet face to face to discuss the project and any questions. These meetings are able to be held on your property.

If preferred by landholders, meetings can also be held after business hours.



### Land Access

The Land Access process is outlined in Part 2 of this document. Your LL will walk landholders through the land access process.

It is key that the LL works with you to try and arrange access at times that avoids or minimises disruption to your property.

LL's will also contact near neighbours of properties where access is required.



### Easements & Compensation

If transmission infrastructure is required to be located on private land then the easement and compensation process outlined in Part 3 will apply.

The LL work with those respective landholders on easement negotiations and compensation discussions.

This process will also involve an assessment of the impact of the easement on the land by a qualified Independent Valuer.



# PART 2

# LAND ACCESS

## Purpose

This section provides information for landholders on the process to refine the preferred route for the VNI West project, including about how we will communicate and work with landholders to complete field surveys and investigations on private property.

## Contents

- Land access
- Land access process
- Field surveys and environmental approvals
- Biosecurity

# Land Access

## Why access to private property may be required

### Field surveys and environmental approvals

Field surveys are required to be undertaken by TCV to confirm the condition and environmental sensitivities of the land and to assess the potential impacts of the project. Early surveys will help the project team to understand land use and environmental sensitivities, and to identify challenges and opportunities for siting the transmission corridor such as protected native vegetation or sensitive breeding or habitat areas for wildlife. Findings from the early studies will inform the more detailed program of comprehensive environmental assessments that will follow, taking place over a 12 to 18 month period as required as part of the robust planning and regulatory process for the new transmission lines. This may include a regulated Environment Effects Statement (EES) as part of the Victorian and Commonwealth Government approvals that must be obtained before construction can commence (updates on planning and approvals will be provided via the TCV website).

Field surveys inform the potential impact of the project on aspects such as, but not limited to:

- Biodiversity
- Aboriginal and non-Aboriginal cultural heritage
- Historic heritage
- Landscape and visual amenity
- Surface water and groundwater

The findings of field surveys will help TCV to identify the route within the study corridor with the least overall impact and will also help to identify potential tower sites.

If we need to access your property for these field surveys, we will first discuss and agree on access track locations and any other requirements such as biosecurity protocols.

TCV will endeavour to limit the need to access properties as much as it can.

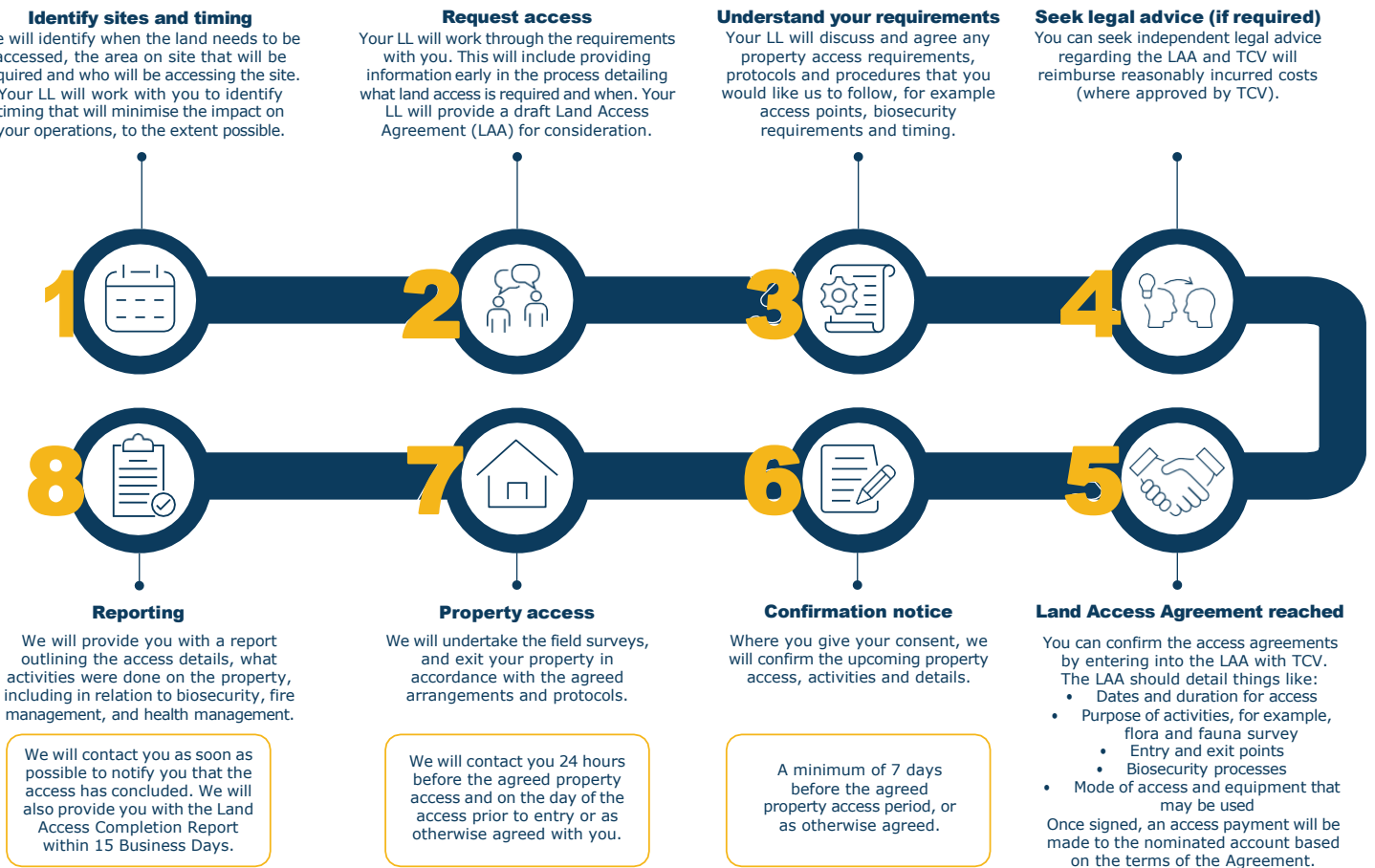


# Land Access Process

If access is needed to undertake a specific field survey or investigation on your property, we will request your consent for us to access the land to undertake the work. If you are willing to consider granting access to your property, the following diagram summarises the process.

As part of entering into a Land Access Agreement with TCV, an access payment will be made to the nominated account in the agreement. More information is found below, noting the assigned LL will be available to discuss the details with you.

## Land access for field surveys and investigations



## Land Access Agreement (LAA)

The LAA is the key document that explains who, when and how TCV and its consultants associated with the project will access your property. You should ensure the LAA contains all your reasonable requirements for access (e.g. access points and biosecurity requirements).

Note you can seek legal advice on the LAA, and TCV will reimburse reasonably incurred costs (where approved by TCV). Your assigned LL will explain this process.



## Payments for the Land Access Agreement (LAA)

Payment type	Document	Summary	Term	Amount per property
LAA Payment	Land Access Agreement (LAA)	<p>The LAA will contain a payment for participation in the survey access process, recognising the inconvenience for allowing/facilitating voluntary access to land.</p> <p>There will be one LAA payment per property. This means if there are multiple landholders on one property they will share the payment.</p> <p>Where total LAA Payments are \$30,000 or more, TCV will register a Caveat on the Property title(s) to acknowledge its interest on title.</p>	2 years	<p>\$10,000 for properties with up to 299 acres, of land being accessed (\$5,000 per year for 2 years).</p> <p>Properties with 300 acres or more of land being accessed may be eligible for additional payments. Your dedicated Landholder Liaison will work with you to determine additional payments you may be eligible for.</p> <p>No land access payment will exceed \$50,000.</p>
LAA Extension Fee	LAA	<p>Fee for extending the term of the LAA one more year in the event that this is required by TCV. This must be exercised by TCV prior to the termination of the LAA term.</p>	1 year extension (if required)	\$5000 (excl. GST)
LAA Legal Fee Payment	LAA	<p>For landholders to seek independent legal advice relating to the LAA.</p>	N/A	Reasonably incurred costs (as approved in consultation with TCV)

# Land Access Considerations

## Key activities / considerations

The following table outlines some key activities and considerations for TCV if you agree to allow access to your property.



### Access/vehicles

Access will be conducted in line with the requirements in the LAA. This will include minimising vehicle access and using existing tracks where possible.



### Equipment

LLs will detail if and how long any equipment needs to be on the property.



### Biosecurity

We strongly encourage landholders to work closely with their LL to identify all biosecurity requirements for their property. These can be detailed in the LAA, and TCV and its personnel must comply with these requirements.



### Fire risks

TCV will undertake a field work risk assessment before any works in fire risk areas and re-assess fire risks if the conditions change.



### COVIDSafe

TCV and its personnel will comply with all applicable statutory requirements, including relevant health and safety, COVIDSafe procedures and protocols, and reasonable landholder requests when accessing properties.



### Who will do the work?

Surveys and investigations are undertaken by qualified specialists such as ecologists, cultural heritage specialists and soil specialists. The field surveys and investigations primarily consist of low-impact activities with limited ground disturbance, largely based on visual inspections. Work may include ground surveys, daytime and nocturnal surveys for native flora and fauna, taking photographs of relevant environmental matters, water and soil sampling and/or sub-surface excavations to understand local geology.

Where TCV needs to undertake sub-surface investigations, such as geotechnical investigations, soil samples may be taken via boreholes and test pits and we will backfill any ground disturbance and reinstate the land as agreed with you. You may be able to attend when TCV is undertaking the surveys on your land. Your LL can work with you to identify when this can happen.



### Animal welfare

Your LL will help work with you on timing for access that helps avoid impacts to animals on your property, such as livestock.

## Landholder rights

When TCV is accessing land for the project, you have the right to:

- Either provide or refuse to provide voluntary consent for access to your property.
- Receive prior notice of any access by TCV or its agents.
- See identification of all persons entering their property.
- Have reasonable requests and requirements for access to your property understood and followed.
- Set out reasonable biosecurity procedures to be followed during land access.
- Privacy and confidentiality.
- Compensation for any damage caused by TCV while undertaking surveys and investigations, if that damage cannot be made good.
- Seek information on any incidents that occur during access.

## Biosecurity

TCV understands biosecurity is a key concern when accessing properties for the project. All reasonable biosecurity requirements advised by you will be documented and followed when TCV enters your land. You are encouraged to provide a copy of any formal Biosecurity Management Plans for your property.

For more information on biosecurity please refer to TCV's Biosecurity Policy and Biosecurity factsheet on the TCV website.

## Expectations of landholders and parties with an interest in land

The Essential Services Commission (ESC) is Victoria's independent regulator that promotes the long-term interests of Victorian Consumers with respect to price, quality and reliability of essential services (such as energy).

In May 2022, the Essential Services Commission released the ['Final Electricity Transmission Company Land Access Statement of Expectations'](#) (Statement of Expectations). This document outlines key expectations of Victorian electricity transmission licence holders when accessing private land under section 93 of the *Electricity Industry Act 2000* (Vic).

In November 2023, the ESC released the final [Land Access Code of Practice \(CoP\)](#), which is effective from 1 March 2024. This Code replaced the June 2023 draft Code of Practice' and will replace will replace the Statement of Expectations when TCV obtains a Transmission Licence and becomes an

'electricity corporation' under the EIA. TCV will comply with the CoP to the extent possible while we don't have a Transmission Licence.

TCV is committed to accessing land in a manner consistent with this Statement of Expectations, regardless of whether access occurs under legislated power or by negotiation.

More information about the Statement of Expectations is available on the ESC website.

## What happens if a landholder does not provide access consent?

At the time of publication of this guide, TCV cannot access private land without the consent of the landholder. We need your consent. Our strong preference is always to work with you to reach agreement on voluntary land access arrangements.

There may be circumstances where we cannot reach voluntary agreement on accessing land. Where such a voluntary agreement cannot be reached, an '*electricity corporation*' may be able to access land for specific purposes and undertake certain works and other activities on land, under section 93 of the *Electricity Industry Act 2000* (Vic) (the **EIA**).

An '*electricity corporation*' for the purposes of the EIA is a person who holds a licence granted under the EIA to generate, transmit or distribute electricity. At the time of publication of this guide, TCV is not an '*electricity corporation*' under the EIA and cannot access land using the powers outlined in section 93.

In the future, TCV may become an '*electricity corporation*' for the purposes of the EIA. If that occurs, TCV may seek to rely upon section 93 of the EIA for specific access requirements.

If TCV became an '*electricity corporation*' under the EIA and TCV sought to rely upon section 93 powers, TCV would have to:

- follow all statutory requirements including those set out in the EIA;
- comply with the Land Access CoP including landholder rights and TCV's rights and obligations
- do as little damage as possible and pay compensation if required under the EIA for any damage resulting from the exercise of the section 93 powers; and
- where possible, provide reasonable notice to affected landowners, prior to accessing land under the section 93 powers.

You are encouraged to seek your own legal advice with respect to TCV requesting property access.



# PART 3 EASEMENTS AND THE COMPENSATION PROCESS

## Purpose

This section provides an overview of the VNI West project Option for Easement proposal and agreement process, how compensation for an easement is assessed, and other payments that may be available to you. This is applicable only in the event that transmission infrastructure is required to be located on your land, following the route refinement process.

NOTE: the location of the transmission line infrastructure for the VNI West project will be determined following landholder consultation, field surveys and investigations. Only once the preferred route is confirmed, and a valuation is undertaken over each property, do compensation negotiations commence.

## Contents

- Easements
- Option for easement
- Compensation and payments
- Compensation assessment for the easement
- Privacy
- Statutory process
- Complaints

# Easements

## What is an easement?

An easement is a right held by a person/party to access, occupy and/or use part of the land owned by another person/party, for a particular purpose.

An easement is registered on the title of the land to ensure it is accurately shown in searches of the land title.

The easement can only be changed or removed from the land title with agreement of both the landholder and grantee of the easement



## Why is an easement needed?

An easement of around 70-120 metres will be needed if transmission infrastructure is required to be located on your property. The easement will allow for the construction and operation of the proposed transmission line, and other related infrastructure, to protect public safety and to provide access to the transmission line for inspections and maintenance.

For safety, the easement terms will outline the activities that are not permitted within the easement by the landholder. In terms of network reliability, the easement enables its owner to have access to the infrastructure, to maintain it and ensure it is operating as it should.

## Option for Easement

If project infrastructure is proposed for your property, then your LL will look to negotiate an Option for Easement agreement with you.

An Option for Easement is a legally binding agreement (in the form of a deed) between parties that grants one party (the Grantee - TCV) the right (but does not oblige that party) to acquire an easement interest from another party (the Grantor – the landholder) on agreed terms within an agreed option period. The Option for Easement will include details relating to compensation and payments that apply once the easement is registered, land access obligations and how TCV and the landholder will manage the relationship during the term of the agreement.

In the event the project proceeds, post construction, you continue to have ownership of and use of the easement land, subject to the easement terms.

## The Option for Easement (or Option Deed) document will also include:

- Indicative Easement Plan – shows the indicative location of the proposed easement over landholders' property for the transmission line and any permanent access tracks based on the proposed route.
- Property Management Plan – developed in consultation with landholders, this will define features and infrastructure on your property, define how your land and these items would be managed during a construction process, how the land disturbed during construction would be remediated, as well as any ongoing access requirements post-construction. This document also works to minimise impacts on landholders' property during the construction and remediation stage.
- Indicative Landholder Property Construction Plan – shows the construction footprint, any required access roads, and temporary construction areas (all indicative only) based on the current proposed route.
- Easement Instrument and Memorandum of Common Provisions – outlines the easement terms and conditions (including activities permitted and not permitted within the easement).
- Compensation offer breakdown summary – the Option Deed will note a total compensation amount payable to the landholder. The LL will advise what this compensation amount is made up of.

# Overview of the process for easement acquisition through an Option for Easement

## Gathering property information

Property-specific information will inform the compensation assessment included in the Option for Easement proposal. This information will also assist us to consider what measures may be put in place to protect specific features of your property and/or to work around the existing activities on the property during construction, if possible. This may inform a draft Property Management Plan.

## Compensation assessment for the easement

An initial compensation assessment will be calculated by a qualified valuer in line with the *Land Acquisition and Compensation Act 1986 (Vic)* and the *Valuation of Land Act 1960 (Vic)*. TCV intends that its valuers will comply with these compensation principles even when assessing compensation as part of voluntary agreements not governed by compulsory acquisition processes, noting that TCV does not currently hold a transmission licence under the EIA and does not currently have power to compulsorily acquire an easement. TCV will appoint independent qualified project valuers to assess the market value component of the compensation offered for the easement.

With your agreement, the valuer can visit your property to inform the compensation valuation assessment, particularly around matters of disturbance to existing or planned operations on land affected by an easement.

## Compensation offer breakdown summary

You will receive an Option for Easement proposal for consideration, including the compensation amount for the easement as assessed by the valuer and other payments for disturbance to your property and operations that may result from construction of the project.

## Landholder review

When reviewing the Option for Easement proposal, you may also seek reasonable professional advice (such as an independent valuation and/or legal advice). You can provide feedback through to your LL on the Option for Easement proposal (such as property specific matters which should be included in the agreement). TCV encourages landholders to seek their own independent valuation advice, and the reasonable costs of this advice will be covered by TCV.



# Compensation and payments

The following outlines compensation and other payments related to the Option for Easement:

Payment type	Document	Summary	Term	Amount per property / agreement
Landholder Professional Fees (such as legal fees)	Itemised Tax Invoice	Upon receipt of the Option Deed for Easement, a landholder may seek professional advice for review of the Option Deed and compensation offer.	N/A	Reasonably incurred costs, as approved in consultation with TCV
Option Sign-on Fee	Option for Easement Deed (OFE)	Fee payable upon both parties executing the OFE. The Option Sign-On Fee is kept by the Landholder even if the option is not taken and is meant to compensate for time spent by the Landholder in negotiating the OFE.	Option Term of up to three years	\$20,000 (excl. GST)
Option Extension Fee	OFE	Fee for extending the term of the OFE for one year, where required. Must be exercised by TCV prior to the termination of the original Option for Easement term.	One year extension	\$15,000 (excl. GST)
Compensation for Easement Payment (including any other respective heads of compensation)	OFE	The Compensation for Easement Payment is a market value assessment that is determined by an independent valuation assessment (and any other associated factors) for purchase of the easement interest. This is assessed in line with the <i>Land Acquisition and Compensation Act 1986 (Vic)</i> and the <i>Valuation of Land Act 1960 (Vic)</i> (even for voluntary agreements and where no statutory compulsory acquisition power applies).  This payment (totaled with the Construction Licence Fee and Land Rehabilitation Offset Fee and any other required compensation payments) is generally split into two payments:  a. The first payment (80% of the total payment) is made when the option exercise notice is provided to the landholder that the option will be taken by TCV; and  b. The second payment (the remaining 20% of the total) is made when the easement has been registered on the title of the property.  Note: These amounts are only payable if the easement is registered and construction licence is used in line with the terms for the Option for Easement.	N/A	As part of agreed total within OFE
Construction Licence Fee		Fee as determined by independent professional advisors (e.g. Valuer and agronomist) for occupation and disturbance of land for construction.		
Land Rehabilitation Offset Payment		Equivalent to the final year's Construction Licence Fee, recognising the time taken for the impacted land to return to full productive capacity.		
Associated easement registration costs	OFE	Reasonable costs (made in way of reimbursement to landholder) in event that you incur additional costs as part of requiring the easement to be registered on title.	N/A	Up to \$2,500 (excl. GST)
Associated mortgagee consent or third-party consent costs	OFE	Reasonable costs (made in way of reimbursement to landholder) in event that you incur additional costs as part of obtaining mortgagee or third-party consent to registration of easement on title.	N/A	Up to \$1,000 (excl. GST)

## Option Fees

### Option Sign-on Fee

If you enter into an Option for Easement, you will receive a sign on fee of \$20,000 (excl. GST). The Option period is three years. You will receive this fee whether or not the option is exercised.

### Option Extension Fee

TCV has the option to extend the Option for Easement for a period of one year. If the Option for Easement is extended, you will receive the Option Extension fee of \$15,000.

## Compensation assessment for the easement

### Compensation

The Option for Easement will include the details of the amount of compensation that will become payable to you if the Option for Easement is exercised by TCV. It will also tell you if and when this amount becomes payable.

### The role of the valuer

An independent qualified valuer with experience in compensation will assess the compensation for the easement on your property. They will do so in line 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 your property, even where easements are acquired by voluntary agreement.

Your LL will work with you to understand the impacts of the proposed transmission line easement on the use of your property. This information will be shared with the valuer, to inform their assessment of the compensation that might be payable to you.

### Landholder input

Your LL can help you provide information to the valuer to assist in their assessment. This includes:

- Meeting with the valuer – before the compensation valuation is assessed, you can meet with the valuer to provide information about your property and land use.

- Allowing a property inspection – if you agree, the valuer can inspect your property to help inform their valuation.
- Engaging in a valuation discussion – you can seek an independent assessment from a qualified valuer, and TCV will pay for the reasonable costs of this valuation. If your valuer disagrees with the compensation assessment you have received, your LL can arrange a meeting between the two valuers to discuss any differences in their assessments. Based on these discussions, valuations may be updated to reflect new information.

### Using your own valuer

We encourage you to seek independent advice from a qualified valuer. TCV will pay for your reasonable costs incurred with obtaining this independent valuation. TCV will provide this information to cover the reasonable costs of your valuation. Your valuer should complete their assessment in accordance with applicable legislative requirements and the Australian Property Institute's Professional Practice regulations.

If you engage a valuer, please make sure they are willing to attend a conference with our valuer to support their valuation. Also, you may be asked to provide a copy of the valuation to TCV.

## Property market value considerations

The process to assess the compensation value included in the Option for Easement proposal includes two assessments:

1. Market value before the easement
2. Market value after the easement

The value of compensation offered will be based on the difference, known as the market value depreciation. This includes any loss in the market value of the property, loss of special value, loss due to disturbance and loss due to severance, where applicable. These elements are described in more detail below.

# Definitions

## Market value

Where an easement is being acquired, the compensation for market value of the land before the easement and after the easement. Market value may include the reasonable 'highest and best use' of land, based on what is physically, legally and financial possible. For example, the 'highest and best use' of land might be subdivision of the land into individual lots or its value might be greatest if multiple parcels are packaged.

## Special value

This refers to any additional financial value only available to the specific landholder in respect of the affected land and not the market in general. This considers 'special' economic value rather than sentimental value. For example, a house fitted out with consulting rooms may have special value to the doctor-owner but may not have value to the market in general. This will usually be wrapped up in the market value calculation.

## Severance

The amount of any reduction in the market value of any other interest of the claimant in the acquired land (this includes an easement) or any interest of the claimant in other land used in conjunction with the acquired land which is caused by its severance from the acquired land. For example, an easement on agricultural land may be located so that it effectively 'quarantines' a part of the land, limiting its use for farming activities.

This will usually be wrapped up in the market value calculation.

## Disturbance

This is the financial losses suffered as a result of the easement. For example, this could include a loss of profits for a farming operation that is a direct result of construction of the transmission infrastructure. The loss will need to be assessed by an appropriate expert (like a Forensic Accountant) and will usually be included in the market value payment.

## Construction Licence Fee

The Option for Easement will include a Construction Licence Fee. This amount will be assessed by the project's valuer and takes into account the impact to your use of land if project construction activities occur on your land.

The Option for Easement will detail if and when this amount becomes payable.

## GST and Tax Implications

We encourage you to seek professional advice regarding how GST or other tax implications applies to your individual circumstances. Every individual situation will be different. We can not provide you with tax advice.

## Victorian Government Payment

On 24 February 2023, the Victorian Government announced additional payments for landholders where new transmission easements are required on their property.

These payments are on top of the compensation and payments outlined in this document. The payments are intended to recognise the important role that you play if critical transmission infrastructure is required to be located on your property. For a standard transmission easement area – including the easements on VNI West – the payment rate announced was \$8,000 per year, per kilometre of new transmission easement, for 25 years. The payment will be indexed for CPI.

It is expected that the Victorian Government will introduce new legislation to outline how this payment will work.

For more information please see: Transmission and grid upgrades ([energy.vic.gov.au](https://energy.vic.gov.au))



## Living with an easement on your property

The following is general information based on similar transmission infrastructure. As the project progresses we will be able to provide more information on what works can occur under transmission infrastructure on your property.

Energy Safe Victoria recently published guidelines on safety around transmission lines, which provides details on issues such as transmission line height and easement widths to ensure safe operation in all conditions. For more information about these guidelines please visit [www.ESV.vic.gov.au](http://www.ESV.vic.gov.au)

For safety reasons, there are some restrictions on the use of land within an easement for transmission lines. However, agricultural activities can be continued in line with easement terms. TCV will work with you to discuss specific farming and agricultural activities and provide advice as to which activities may be restricted or need further assessment or permitting.

The work TCV is carrying out in consultation with landholders to determine the final route, including “micro-siting”, will help find the best location for towers and lines to minimise impacts to farm operations, and help ensure that farmers can continue to work their land with minimal disruption as far as possible.

There will be some activities that you will need to seek approval from the owner of the infrastructure to permit.

The following are activities that may occur for similar transmission lines to VNI West:

- Most farming equipment, including heavy machinery such as headers of up to 5 metres in height, can travel and operate under 500kV lines in Victoria.
- Machinery between 5 and 8.6 metres may be able to operate subject to a safety assessment.
- Centre-pivot and lateral moving irrigators are permitted to operate subject to a safety assessment, however gun irrigators are prohibited.

For more information please see the Farming and Transmission Fact Sheet on the TCV website.



## Statutory process - compulsory acquisition

### What happens if a negotiated agreement is not reached?

It is TCV's strong preference to agree an Option for Easement with you. Entering an Option for Easement is voluntary, and you can advise us that you do not wish to negotiate or enter into an Option for Easement Deed.

TCV does not, as at the date of this publication, have a statutory power to compulsorily acquire an easement to erect, lay and/or maintain power lines under section 86 of the *Electricity Industry Act 2000* (Vic). In order for TCV to have power to compulsorily acquire an easement under section 86, TCV must first be the holder of an electricity transmission licence issued under the EIA and obtain the approval of the Governor in Council.

If TCV becomes the holder of an electricity transmission licence in the future, we may seek approval from the Governor in Council to compulsorily acquire an easement in accordance with the *Electricity Industry Act 2000* (Vic).

If TCV does compulsorily acquire an easement after becoming the holder of an electricity transmission licence and obtaining the approval of the Governor in Council, then compensation for the compulsory acquisition of an easement and reasonable and necessarily incurred legal, valuation and other professional fees will be paid in accordance with the provisions of the *Land Acquisition and Compensation Act 1986* (Vic).



# Privacy

## Use of personal information

We are committed to handling any personal information in accordance with the *Privacy Act 1988* (Cth). Our information systems are designed, operated and maintained in accordance with international standards and best practice for data security. We periodically review our information security practices to ascertain how personal information can be protected from misuse and loss, and from unauthorised access, modification and disclosure. Unless the law requires otherwise, we take reasonable steps to destroy or permanently de-identify personal information if it is no longer required.

## How records are kept

All landholder information including notes from meetings are recorded in TCV's stakeholder management system. Information will only be provided to TCV's experts where relevant for the purpose of access, design or project approvals.

Findings from field survey and investigation findings may be included in any project approvals (such as an EES), however will not contain any personal information (as defined under the *Privacy Act 1988* (Cth)).

## Our Privacy Policy

To the extent we collect personal information (as defined under the *Privacy Act 1988* (Cth)), TCV is committed to handling personal information in accordance with the *Privacy Act 1988* (Cth).

Information about how we handle personal information is provided in the AEMO privacy policy, available at: [aemo.com.au/en/privacy-and-legal-notice/privacy-policy](https://aemo.com.au/en/privacy-and-legal-notice/privacy-policy)

The Privacy Act 1988 (Cth) gives people the right to request access to their personal information. You can request access to your personal information through the TCV website.

If you have questions about the way we handle your personal information, please contact us by:

- Calling AEMO's Information and Support Hub on 1300 236 6000 during usual business hours
- Phone TCV on 1800 824 221
- Email [enquiries@transmissionvictoria.com.au](mailto:enquiries@transmissionvictoria.com.au)



# Complaints

## How can a land access complaint be reported?

TCV is committed to complying with the Essential Services Commission Land Access Statement of Expectations and the Land Access Code of Practice (once in force).

We encourage all landholders to make any complaints directly to their Landholder Liaison in the first instance.

If a complaint cannot be resolved to your reasonable satisfaction you may direct your complaint to TCV management. Escalation options within TCV are outlined in the Complaints Policy.

A complaint can be made to TCV by phone, email or by letter. Please see the Complaints Policy on the TCV website ([transmissionvictoria.com.au/contact-us](http://transmissionvictoria.com.au/contact-us)) for further information about the process and details of what information to include in your complaint:

Free call: 1800 824 221.

Email: [enquiries@transmissionvictoria.com.au](mailto:enquiries@transmissionvictoria.com.au). Post: Manager Project Stakeholder and Community Engagement  
GPO Box 2008, Melbourne VIC 3000

## How will land access disputes be resolved?

If you are not satisfied with the outcome of your complaint to the project team, you may contact the Energy & Water Ombudsman of Victoria (EWOV) or the Australian Energy Infrastructure Commissioner (AEIC), the details of which are below.

If the complaint relates to an agreement between a Landholder and TCV (such as an Access Agreement or Option for Easement), the Landholder may also refer the complaint to the dispute resolution process contained in that agreement.

### Energy & Water Ombudsman of Victoria (EWOV)

EWOV ([www.ewov.com.au](http://www.ewov.com.au)) is an independent and impartial dispute resolution service for Victorians, and it is free to contact EWOV and lodge a complaint or seek advice and assistance related to complaints in the electricity sector.

Free call: 1800 500 509

Email: [ewovinfo@ewov.com.au](mailto:ewovinfo@ewov.com.au)

### Australian Energy Infrastructure Commissioner (AEIC)

The AEIC ([www.aeic.gov.au](http://www.aeic.gov.au)) provides information about how to make a complaint, best industry practice and resources for landholders.

Free call: 1800 656 395

Email: [aeic@aeic.gov.au](mailto:aeic@aeic.gov.au)

For more information on complaints and dispute resolution please refer to [transmissionvictoria.com.au](http://transmissionvictoria.com.au)

## Useful contacts

### Australian Energy Market Operator

([www.aemo.com.au](http://www.aemo.com.au)) including information on the Regulatory Investment Test for Transmission (RIT-T) process for this project.

### Energy Safe Victoria

([www.esv.vic.gov.au](http://www.esv.vic.gov.au)) including information about the safe design and operation of high voltage transmission networks in Victoria.

### Environment Effects Statement Process in Victoria

([www.planning.vic.gov.au/environmentassessment/what-is-the-ees-process-in-victoria](http://www.planning.vic.gov.au/environmentassessment/what-is-the-ees-process-in-victoria)) including information about the regulated environment assessment process in Victoria.

### Essential Services Commission

([www.esc.vic.gov.au](http://www.esc.vic.gov.au)) including information about the regulation of transmission licenses in Victoria such as the Electricity Transmission Company Land Access Statement of Expectations and the Land Access CoP.

### Valuer General of Victoria

([www.land.vic.gov.au/valuations/first-timehere/about-valuer-general-victoria](http://www.land.vic.gov.au/valuations/first-timehere/about-valuer-general-victoria)) including general information about how land is valued in Victoria.





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