

Strategic Benefit Payment Q&A

North West Transmission Developments

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Public

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TasNetworks acknowledges the palawa (Tasmanian Aboriginal community) as the original owners and custodians of lutruwita (Tasmania). TasNetworks, acknowledges the palawa have maintained their spiritual and cultural connection to the land and water. We pay respect to Elders past and present and all Aboriginal and Torres Strait Islander peoples.

How much is the Strategic Benefit Payment (SBP) and how will it be paid?

The SBP of \$200,000 per kilometre plus Consumer Price Index (CPI) will be paid to eligible private landholders in annual instalments over 20 years.

How will CPI be applied?

Compounding CPI commencing from 2022 until the NWT D project is constructed and in operation, as well as the increases over the 20-year payment period. Increases will be based on the unadjusted Hobart Consumer Price Index.

When will I start getting payments?

Payments will start once the NWT D project is constructed and in operation, currently expected to occur in 2029. Payments will begin within 90 days of this time, with subsequent annual instalments being made by the 30 September each year.

What if I have less than 1km of transmission line on my property?

You will receive the SBP for the distance of transmission line on your property unless it is less than 100 metres in which case you will receive a minimum of 100 metres.

What happens if my property only has an easement on it?

You will still receive the SBP. TasNetworks will calculate the payment based on the length of existing easement through your property.

When will I know the exact amount of SBP I'm eligible for?

Your land agent will be able to provide you with an estimate of the SBP you are eligible for based on the current design. A final calculation of the distance to apply will occur following construction completion when the alignment has been surveyed. The exact amount will be calculated annually.

Will I get taxed on SBP?

Landholders are encouraged to seek professional tax advice on their own circumstances.

Can I get a lump sum instead?

No. Eligible landholders will not have the option to receive the payment as a lump sum at the commencement of the SBP. It is annual payment that will increase in line with CPI. The SBP was created as landholders raised concerns about the ongoing burden of hosting transmission lines with no compensation.

What if I sell my property?

The new owner will receive the remaining payments if the property is sold to another private entity over the remaining years of the annual instalments. Landholders must advise TasNetworks if they sell their property.

What if the property is owned as tenants in common vs joint tenants?

As tenants in common, each owner will receive a payment based on their ownership share. If the property is owned as joint tenants, only one joint payment will be made. TasNetworks will work with landholders regarding payment preferences.

Is the SBP the only compensation being made to impacted landholders?

The SBP is in addition to any compensation for the granting of easements that is independently assessed in accordance with the criteria in the *Land Acquisition Act 1993* (Tas) (LAA).

The purpose of the SBP is to enable landholders who host upgraded transmission infrastructure to directly participate in the benefits arising from that ISP infrastructure.

What do I have to do to receive the SBP?

All landholders must complete an SBP application, a property management plan and if applicable, a license and easement option agreement by 1 December 2025 to be eligible to receive the SBP.

Do I have to sign an option agreement to get SBP?

Yes. Those landholders where a new easement is required must sign an option agreement to receive the SBP.

Will the easement on my land be compulsory acquired if I don't sign an option agreement?

TasNetworks has access to statutory rights and will only use them where all reasonable endeavours to reach agreement have been made and it is necessary ensure the commencement of construction meets critical project deadlines.

Regardless of whether TasNetworks acquires easements by agreement or by compulsory process, landholders will still receive compensation as determined by an independent registered valuer as set out under the LAA.

Is the SBP amount reasonable? How does it compare to other states?

The SBP recognises the important role landholders play in hosting energy infrastructure whilst balancing electricity prices for Tasmania's households and businesses.

The SBP is comparable to those being implemented in other jurisdictions, including NSW and Victoria.

Were landholders and representative bodies engaged as part of setting the SBP?

TasNetworks has engaged landholders and key stakeholders, including TasFarmers, since 2022 to support the State Government to arrive at a fair and equitable SBP amount.

This is in addition to discussions with the Australian Energy Regulator (AER), Energy Charter and other transmission network service providers across Australia.

Who is paying for this?

Tasmanian electricity customers will pay for the SBP scheme as approved by the AER.

How many kilometres is stage one of NWT D?

Stage one of NWT D, extending from Palmerston near Cressy on to Burnie, traverses 129 kilometres impacting properties owned by 261 private landholders, who represent approximately 115 kilometres of the total route.



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