

JLL Response to Preliminary Position, TransGrid Contingent Project Application, Project EnergyConnect prepared by Australian Energy Regulator – December 2020

Land & Easement Acquisition Forecast Costs – 8km leg into Wagga Wagga

CONFIDENTIAL AND COMMERCIAL IN CONFIDENCE

Executive Summary

Instructing Party	TransGrid
Date of Advice	19 th February 2021
Purpose	Our instructions are to provide TransGrid with an assessment of compensation in accordance with the <i>Land Acquisition (Just Terms Compensation) Act 1991</i> , plus an estimate of various additional costs associated with the proposed acquisition of portion of an interest in the 8 km section of the proposed 80m wide easement leading in to Wagga Wagga , required as part of Project EnergyConnect, as detailed on the imagery below.

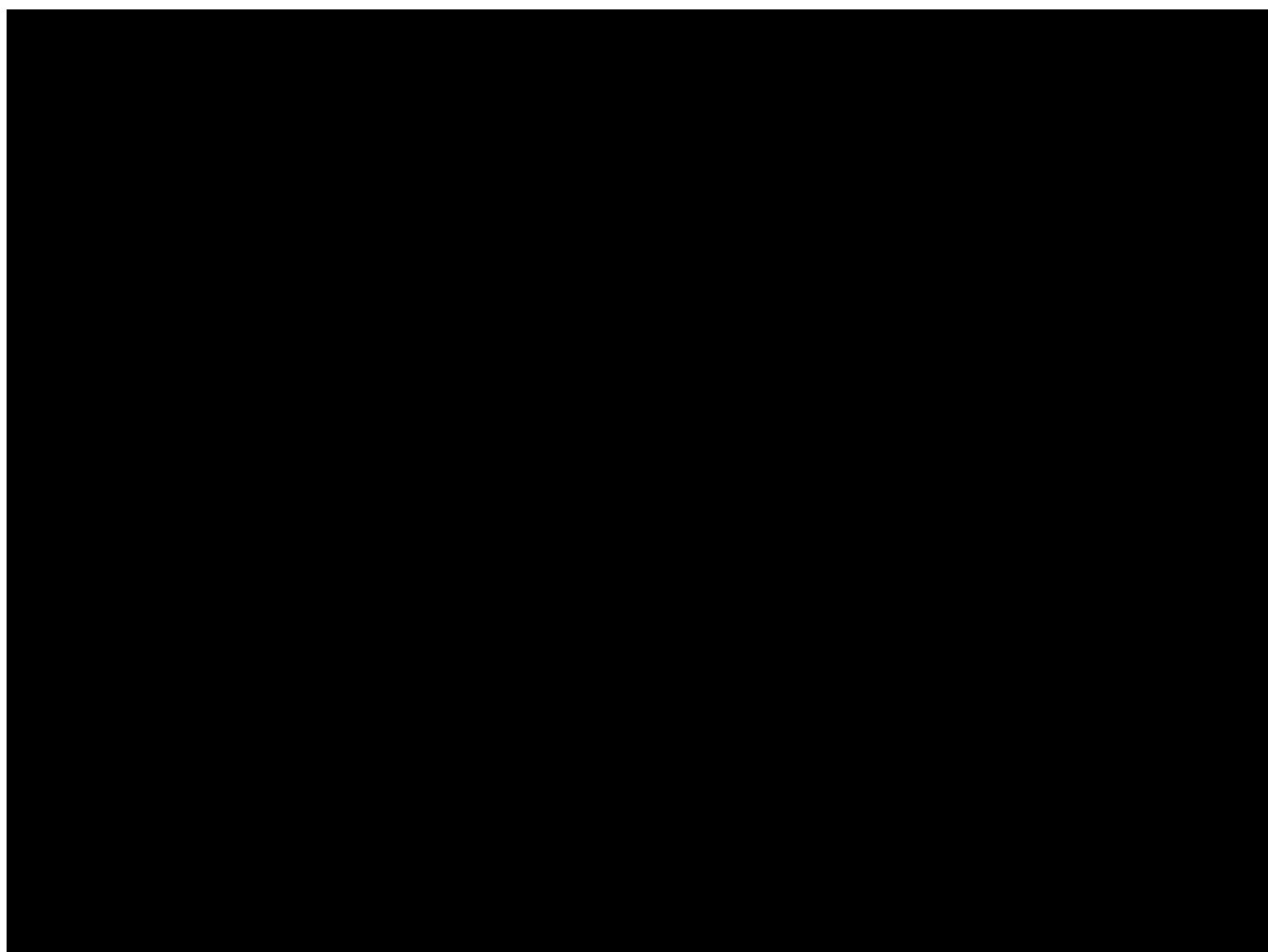
Summary of Advice

- The Total Compensation (including Business/Construction Losses) for the defined portion of the Stage 4 Alignment is [REDACTED]
- The Total Forecast Costs for the defined portion of the Stage 4 Alignment is in the range of [REDACTED]
- Number of landholdings: [REDACTED]
- Easement Area: [REDACTED] (excluding roads etc)
- Number of Towers: [REDACTED] (approximately)

Introduction

Our instructions are to provide TransGrid with a summary of JLL's assessment of compensation and total forecast costs associated with the proposed acquisition of portion of an interest in the 8 km section of the proposed 80m wide easement extending to Wagga Wagga, required as part of Project EnergyConnect.

The [REDACTED] Study Area comprises a proposed electricity transmission line easement extending through 9 land holdings. The western extent of the proposed alignment is located within Property [REDACTED]. Accordingly, we consider it appropriate to extend the extent of the proposed Study Area to encapsulate the whole of the easement within that parcel, thereby extending the study area to [REDACTED] kilometres.



The 9 landholders directly impacted by the proposed alignment are identified in the table below.

Table 1.0 Impacted landholders for Stage 4 Study Area.

Holding # Number	Registered Proprietor
X-024	[REDACTED]
X-022	
X-018	
X-016	
X-014	
X-012	
X-009	
X-008	
X-003A	

JLL provides “desktop” estimates of Compensation to TransGrid, in relation to the Study Area within Stage 4, being the last [REDACTED] of Wagga Wagga. The following table summarises the breakdown of the heads of compensation plus the Business/Construction Losses.

Table 2.0 Estimates of Compensation per Head of Compensation

HEAD OF COMPENSATION	FORECAST COST
Section 55(A) – The Market Value of the land to be acquired	[REDACTED]
Section 55(B) – Special Value	
Section 55(C) – Severance	
Section 55(Di) – Disturbance – General	
Business Construction Losses (Section 55(Dii))	
Section 55(E) – Disadvantage resulting from relocation	
Section 55(F) – Increase or decrease in value of other land adjoining the acquired land owned by the Claimants	
TOTAL	

The following table summarises our forecast costs for each cost element of the property acquisition budget for the Stage 4 Study Area, as requested by TransGrid.

Table 3.0 Forecast Cost Estimates

COST ELEMENT	FORECAST COST
Total Estimate of Compensation (55(A)(B)(C)(Di)(Dii)(E)(F)	
Negotiating Margin [REDACTED]	
Unforeseen & Unanticipated Property Costs	
Temporary Work Areas	
Legal, Valuation & Other Professional Fees @ [REDACTED] a	
Land Purchases	
TOTAL FORECAST COSTS	

Assumptions

- Unforeseen & Unanticipated property Costs are calculated as a percentage of the whole alignment estimate for that item, calculated as the proportion of easement area of the Study Area v Whole Alignment Stages 1,1A, 2, 3 & 4.
- An allowance has been made for 1 temporary work area within the Study Area. The Work Area allowance is based on [REDACTED]0 per month licence fee, for up to 24 months.
- An allowance for legal and professional fees of [REDACTED] per landholder is broadly comprised of:
 - Legal fees - [REDACTED]
 - Valuation fees [REDACTED]
 - Agronomy advice [REDACTED]
 - Tax/accountancy advice - [REDACTED]
- No land purchases are assumed within this section.

Regards



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