

# Negotiating a **Conduct and Compensation Agreement**



## Access to your land

With over 90% of Queensland under freehold or leasehold tenure, resource companies need to access private land to explore and produce gas.

If a resource company wishes to access your property to undertake advanced activities (such as levelling, trenching, constructing or excavating) they must follow the **Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development's [Land Access Code](#)**.

This involves discussing the proposed activities with you before negotiating a Conduct and Compensation Agreement (CCA).

A CCA is a legally binding document. It is the most widely used agreement in Queensland between a landholder and a resource company seeking access to and conducting authorised activities on private land.

More than  
**6,000**  
CCAs have been  
entered into  
(as of FY25)



**Your goal should be to negotiate a fair compensation package for yourself and your family, and to establish clear expectations in relation to land access and the undertaking of activities.**

# Tips for success

## 1. Take time

Commit time upfront to understand the resource company you are dealing with, their proposed timeline and program of activities on your property. Take time to work with the resource company to plan the layout and location of infrastructure on your property.

## 2. Get advice

Put together your own advisory team of experts across a wide range of disciplines and share experiences with your neighbours. Reasonable costs for legal, accounting, valuation and agronomist advice are required to be reimbursed by the resource company.

## 3. Keep talking

Maintain communication, even if negotiations hit roadblocks or get stressful or frustrating. This will help both sides better understand each other and find solutions to move forward.

## 4. Think business-to-business

Treat negotiations with resource companies like any other business partnership. Focus on opportunities to diversify your business and positively align resource company activities with your business plans.

## 5. Use your property plan

When undertaking negotiations, have a documented plan on hand for the future development of your property and business. Include maps of your property detailing all infrastructure, no-go zones, production cycles and any biosecurity risks.

## 6. Measure baseline impacts

Keep a simple record of the state of your land, soils, pastures, weeds, vegetation, roads and infrastructure before and after a resource company undertakes activities. This will help quantify and measure impacts and disturbance to your business over time.

## 7. Know key concepts

Seek the details of key information contacts, such as your local compliance officer[s]. Phone 13 71 07 or email [resources.info@nrmmrrd.qld.gov.au](mailto:resources.info@nrmmrrd.qld.gov.au).

### Download The Gas Guide

If you're a landholder in the Surat, Galilee or Bowen basins and wish to know more about what to expect with gas field developments, Coexistence Queensland encourages you to download our flagship publication, **The Gas Guide**. It will help you obtain all the information you need to negotiate a fair and reasonable outcome should a resource company request to operate on your land. The Gas Guide brings together all the information landholders need to know into one concise, easy-to-read document – detailing everything from the negotiation framework, Land Access and Make Good Agreements, right through to gas field rehabilitation.



### For more information

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