

# 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 wants to access your property to carry out advanced activities – such as levelling, trenching, construction, or excavation – they must follow the **Queensland Government's [Land Access Code](#)**.

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

A CCA is a legally binding agreement between a landholder and a resource company. It sets out how authorised activities can be carried out on private land and how the landholder will be compensated.

**A CCA is legally binding,** so it is important to understand what you are agreeing to **before** you sign.



**Your goal should be to negotiate a fair compensation package for yourself and your family, and to set clear expectations about land access and resource company activities on your property.**

# Tips for negotiating a CCA

## 1. Take your time

Take time early in the process to understand:

- the resource company you are dealing with
- the company's proposed timeline
- the activities planned for your property
- where infrastructure may be located.

Work with the resource company to plan the layout and location of infrastructure in a way that considers your property, business and future plans.

## 2. Get advice

Consider building your own advice team. This may include legal, accounting, valuation, and agronomy experts. You may also find it helpful to speak with neighbours who have been through a similar process. Reasonable costs for legal, accounting, valuation, and agronomy advice must be reimbursed by the resource company.

## 3. Keep talking

Keep communication open, even if negotiations become stressful, frustrating, or difficult. Ongoing communication helps both sides understand each other's needs and work through issues.

## 4. Treat it like a business arrangement

Approach negotiations with resource companies as you would any other business arrangement. Consider how resource company activities may affect your business, and whether there are opportunities to align those activities with your property plans or diversify your income.

## 5. Use your property plan

Have a documented property or business plan available during negotiations. Your plan should include property maps showing:

- infrastructure
- no-go zones
- production cycles
- biosecurity risks
- areas that are important to the operation of your business.

## 6. Record baseline conditions

Keep a simple record of the condition of your property before and after resource company activities. This may include records of:

- land condition
- soils
- pastures
- weeds
- vegetation
- roads
- fences, buildings and other infrastructure.

This can help you identify, measure and discuss any impacts or disturbance 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@nrmmrd.qld.gov.au](mailto:resources.info@nrmmrd.qld.gov.au).

### Download The Gas Guide

If you are a landholder in the Surat, Galilee or Bowen basins and want to understand more about gas field development, Coexistence Queensland's [The Gas Guide](#) can help. The guide explains what landholders need to know when a resource company seeks access to private land. It covers topics including negotiation, land access, Make Good Agreements and rehabilitation. Contact Coexistence Queensland to request a hard copy.



## For more information

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