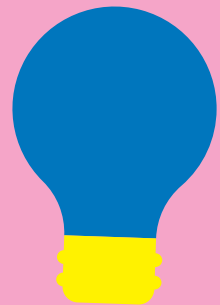


HOME ENERGY REBATE PROGRAM

Rebate of \$10,000 for
Single Residential Home Buyers

STAGE 1 & 2 ONLY

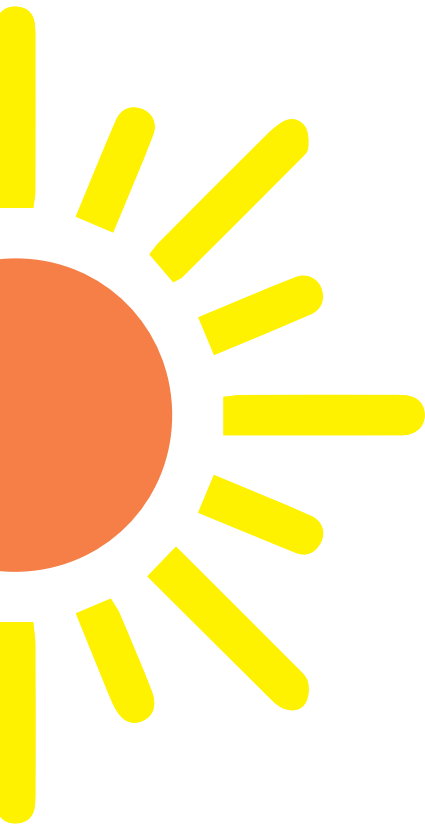
ELIGIBILITY GUIDELINES



ACT
Government

Suburban Land
Agency

Whitlam




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Chief Executive Officer, Suburban Land Agency

ACT Government, GPO Box 158, Canberra ACT 2601

 **(02) 6205 0600**

 **suburbanland.act.gov.au**

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Information correct as at March 2022 – Version 3.

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Reduce your
energy usage
and be rewarded.

You can access

\$10,000
for your efforts.

WHAT IS THE ENERGY REBATE?

We all want to reduce our energy consumption and reliance on fossil fuels. It is better for the environment, plus it saves money.

The Suburban Land Agency is offering a \$10,000 Rebate where you decide to go "all electric", install solar PV and a light coloured roof. Please refer to the checklist on page 5 for the list of requirements.

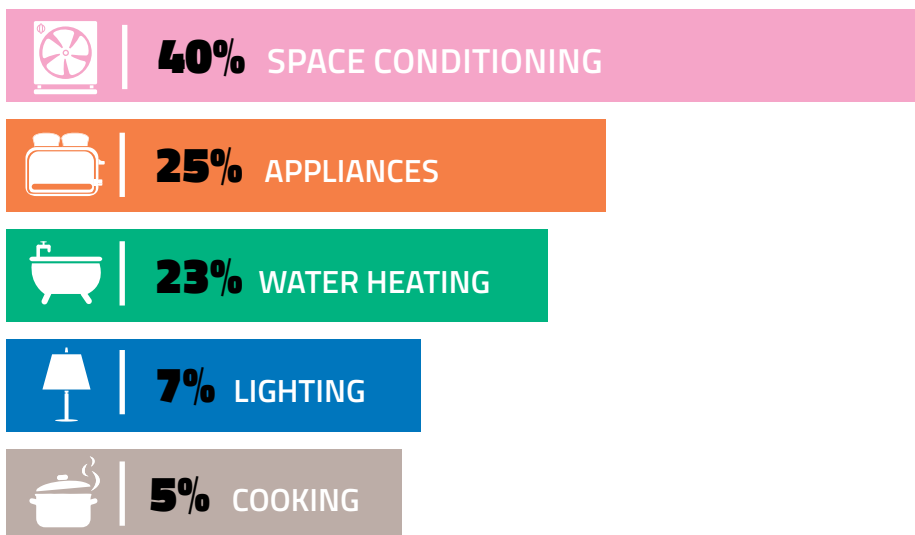
In designing and building a home that includes these energy saving features, you'll be contributing to a greener and more sustainable suburb.



Together we're making a difference

- Improving the comfort of new homes in Canberra
- Lowering energy costs associated with running your home
- Supporting the ACT Government in transitioning to zero emissions communities
- Encouraging a shift from gas to electricity
- Reducing energy consumption and reliance on fossil fuels
- Reducing the urban heat island effect

Where is energy being used in Australian homes?



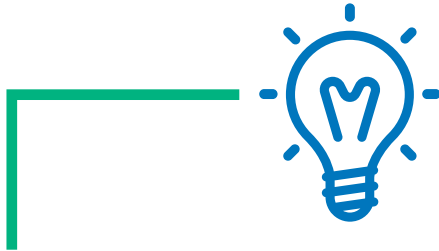
Source: Based on a 2014 Residential Energy Baseline Study.

- Generate your own electricity – no need for gas
- Simply changing the colour of your roof can make a difference to the temperature inside your home and suburb
- Install an energy monitoring system to check your own energy consumption



WHO IS ELIGIBLE?

Buyers or Eligible First Transferees of a residential Block in Whitlam may be eligible for the Energy Rebate if:



1. MANDATORY REQUIREMENTS ARE MET

The mandatory requirements listed in the Whitlam Housing Development Guide are met



2. REQUIREMENTS ALL COMPLETED

The Energy Rebate requirements outlined in this guide are ALL completed



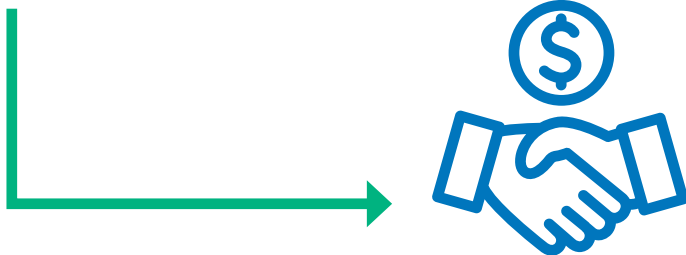
3. SUBMITTED WITHIN TIMEFRAME

The Application Form is completed and submitted within the timeframe



4. SUPPORTING INFORMATION SUBMITTED

Any other information required (described in the Application Forms) is submitted within the timeframe

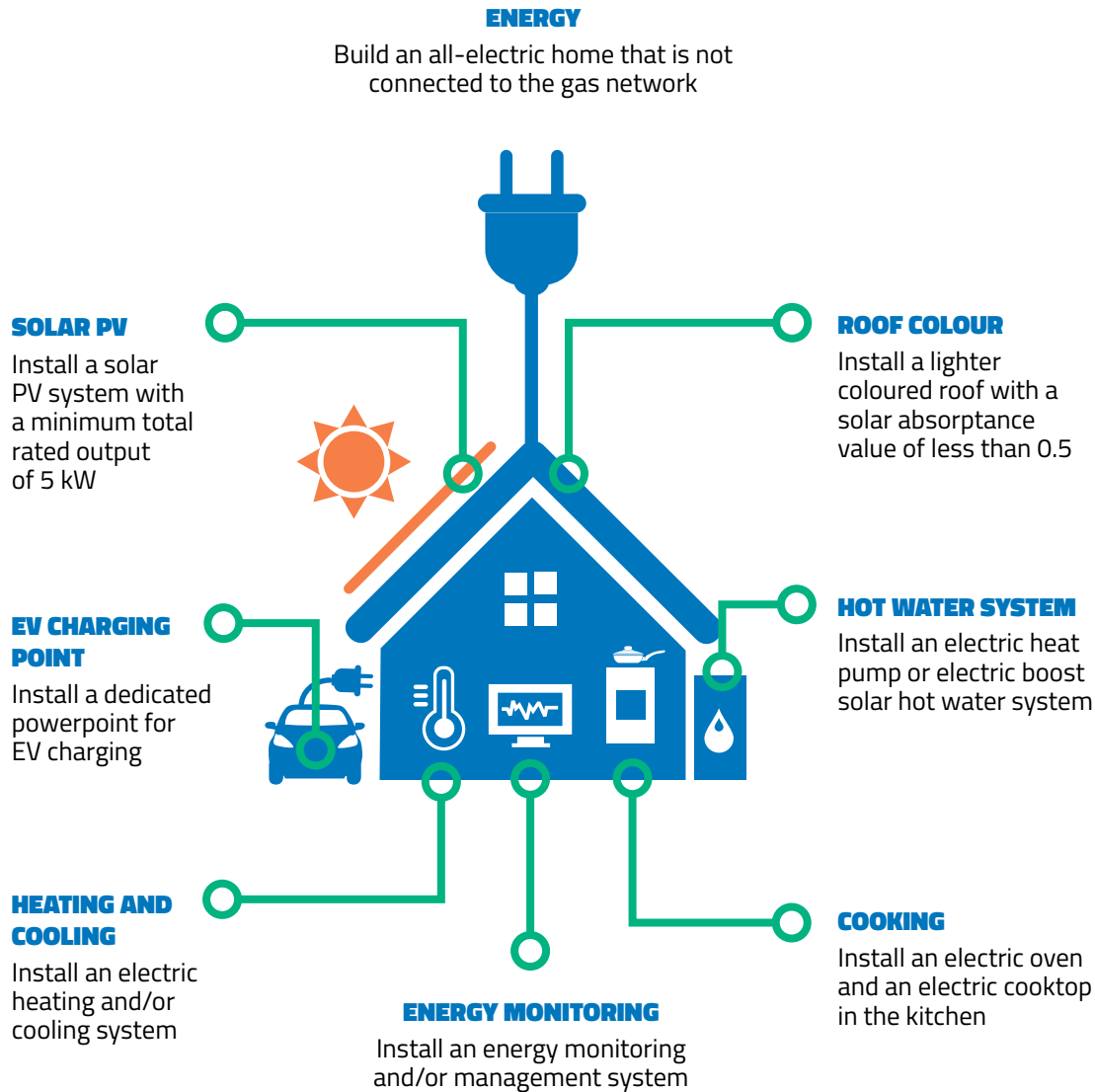


The Energy Rebate is available to Buyers who purchase the land from the ACT Government and Eligible First Transferees of Eligible Blocks.



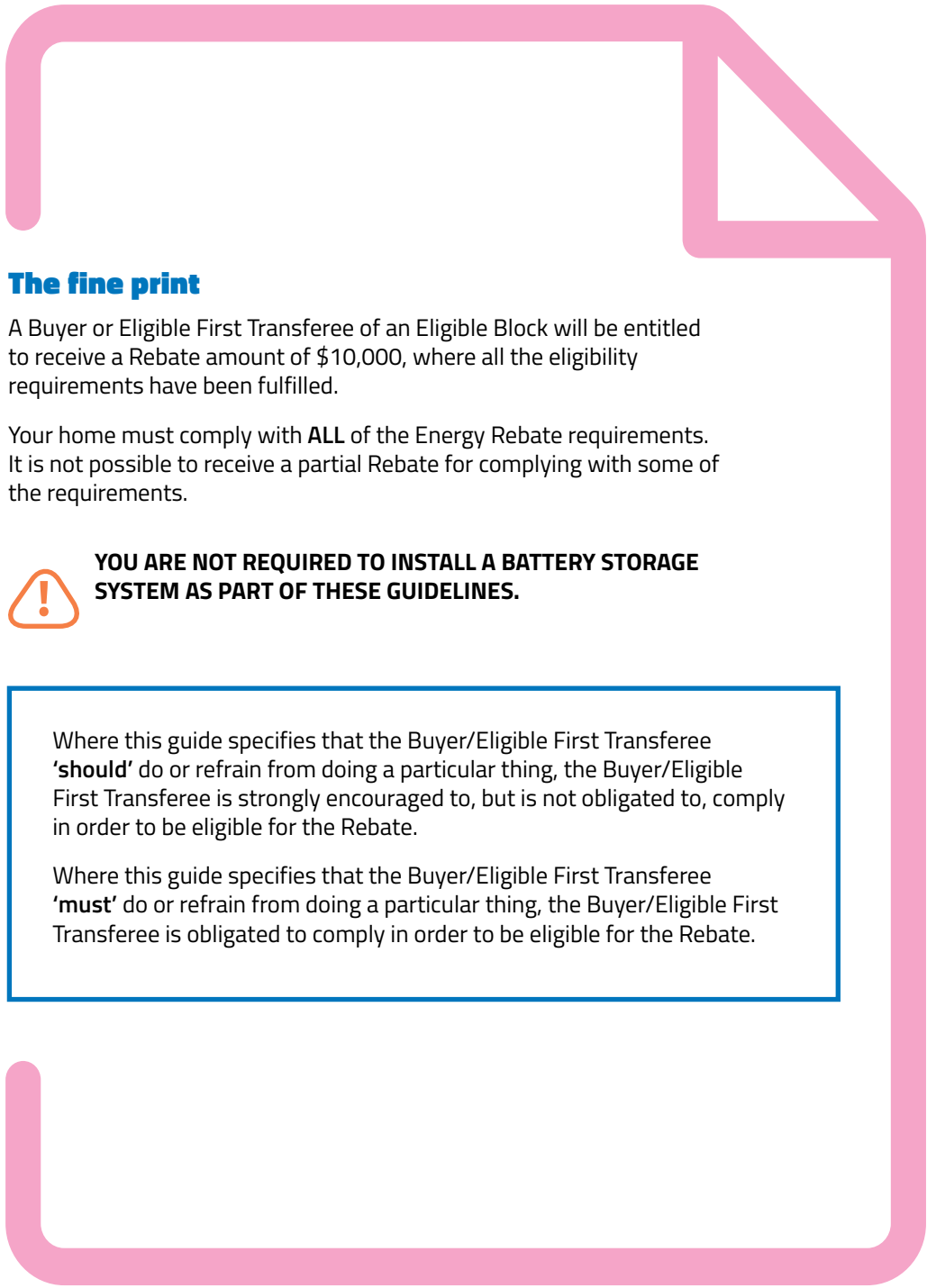
WHAT IS INVOLVED?

As part of the design and construction of your new home, you must:



You will need to collect and provide evidence to apply for the Energy Rebate





The fine print

A Buyer or Eligible First Transferee of an Eligible Block will be entitled to receive a Rebate amount of \$10,000, where all the eligibility requirements have been fulfilled.

Your home must comply with **ALL** of the Energy Rebate requirements. It is not possible to receive a partial Rebate for complying with some of the requirements.



YOU ARE NOT REQUIRED TO INSTALL A BATTERY STORAGE SYSTEM AS PART OF THESE GUIDELINES.









Where this guide specifies that the Buyer/Eligible First Transferee **'should'** do or refrain from doing a particular thing, the Buyer/Eligible First Transferee is strongly encouraged to, but is not obligated to, comply in order to be eligible for the Rebate.

Where this guide specifies that the Buyer/Eligible First Transferee **'must'** do or refrain from doing a particular thing, the Buyer/Eligible First Transferee is obligated to comply in order to be eligible for the Rebate.



*Find definitions
and terms on
page 18*

GET STARTED CHECKLIST

Tick (✓)	These are the requirements		
	Action	My home must...	Details
<input type="checkbox"/>	 BUILD AN ALL-ELECTRIC HOME	be all-electric and not connected to the gas network	See page 6
<input type="checkbox"/>	 MAKE YOUR ROOF COOL	have a lighter coloured roof with a solar absorptance value of less than 0.5	See page 7
<input type="checkbox"/>	 GENERATE YOUR OWN ELECTRICITY	have a solar PV system with a minimum total rated output of 5 kW	See page 8
<input type="checkbox"/>	 CHOOSE AN ENERGY EFFICIENT HOT WATER SYSTEM	have either an electric heat pump or electric boost solar hot water system	See page 9
<input type="checkbox"/>	 KEEP COOKING APPLIANCES ELECTRIC	have an electric oven and cooktop installed in the kitchen	See page 11
<input type="checkbox"/>	 INSTALL ONLY ELECTRIC HEATING AND COOLING	have only electric heating and/or cooling systems installed	See page 13
<input type="checkbox"/>	 INVEST IN ENERGY MONITORING AND MANAGEMENT	have an energy monitoring and/or management system installed	See page 15
<input type="checkbox"/>	 FUTURE PROOF FOR ELECTRIC VEHICLE CHARGING	have a dedicated powerpoint for EV charging in the garage or carport	See page 16



Provide a copy to your designer and builder.



Remember, you must comply with ALL the requirements to be eligible for the Energy Rebate



A battery storage system is not required to apply for the Rebate. However, you may be eligible for the ACT Government's 'Next Generation Energy Storage Program', which provides a Rebate of up to \$825 per kW of capacity installed up to a maximum 30 kW.

Search in your browser for 'Next Generation Energy Storage Program'



BUILD AN ALL-ELECTRIC HOME

Research shows that disconnecting from gas and living in an all-electric, solar powered home can save as much as...

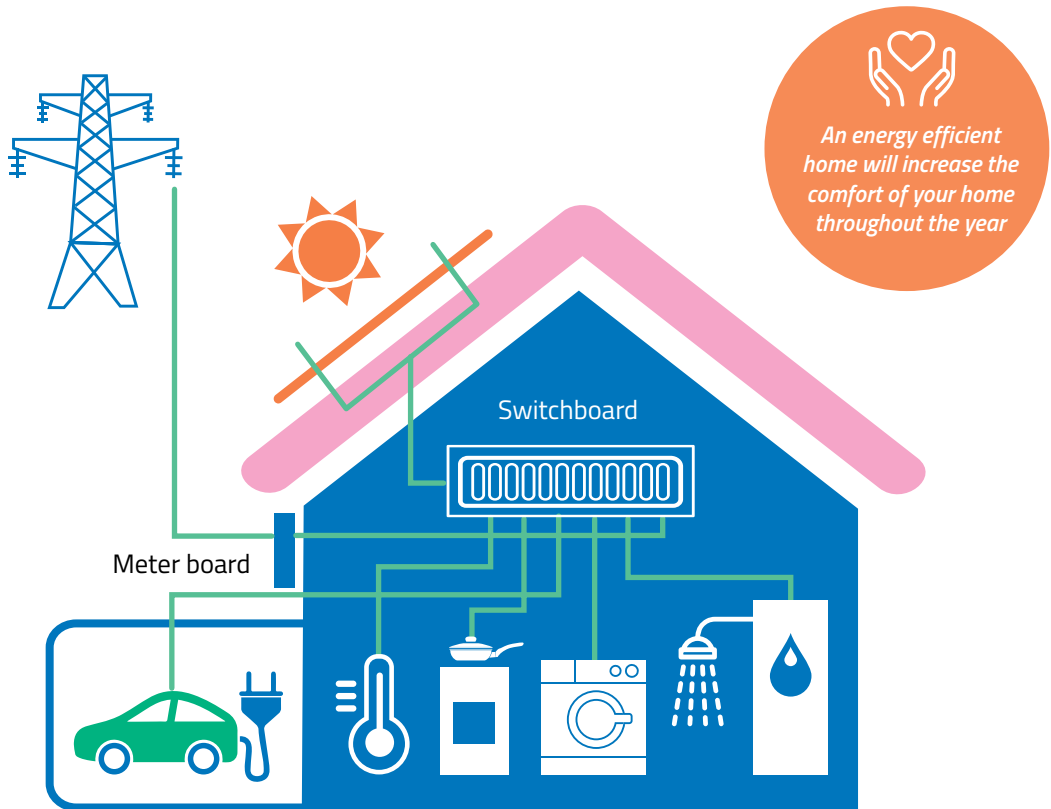
**\$18,000
OVER TEN YEARS.**

Source: Renew, 2018.

The ACT Government is leading the way in creating a 100% renewable electricity network and helping homes to reduce their energy costs.

When you build an energy efficient **all-electric home**, you will avoid gas connection and annual gas usage costs, as well as the upfront construction costs of connecting to gas and running gas plumbing through your home.

The ACT has some of the lowest electricity prices in Australia, but our cold winters mean we use a lot of energy for heating. The Energy Rebate, combined with a well-designed home, could result in significant savings on your energy bill, as well as creating a more comfortable living environment in summer and winter.



Remember, if you connect your home to the gas network, you will not be eligible for the Energy Rebate.

ENERGY REBATE REQUIREMENT:

No gas connection installed to the dwelling.

You must provide the following information:

1. Statutory Declaration signed by **ALL APPLICANTS** confirming your home will not be connected to the reticulated gas network while you are the Crown Lessee of the Eligible Block.
2. The Statutory Declaration can be found in **Annexure 4** of this document or can be downloaded from the Suburban Land Agency website.

MAKE YOUR ROOF COOL

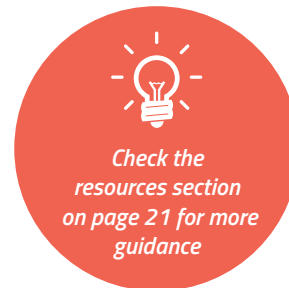
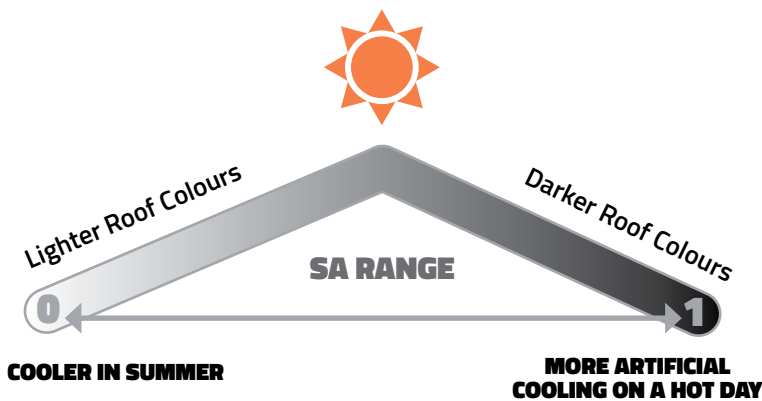
The colour of your roof can make a difference to the temperature of your home and the surrounding area. Darker colours absorb more heat from the sun, while lighter colours reflect the heat back away from your home.

Having a lighter coloured roof can help reduce your energy bills by keeping your roof cavity cool during summer and lowering the overall temperature of your home.

Your home must have a **lighter coloured roof with a solar absorptance value of less than 0.5**. Colours with a lower solar absorptance value include white, off-white, cream and light grey.

Selecting a lighter coloured roof does not involve any additional cost compared to a dark coloured roof, but will improve the energy efficiency of the home in the long-term. Speak with your builder about including a light roof colour in the design of your home.

What is solar absorptance (SA)?



Typical solar absorptance values

Value	Colour	
0.90	Slate (dark grey)	
0.75	Red	Green
0.60	Yellow	Buff
0.55	Zinc Aluminium – Dull	
0.55	Galvanised Steel – Dull	
0.45	Light Grey	
0.35	Off White	
0.30	Light Cream	

ENERGY REBATE REQUIREMENT:

The roof must be a colour with a solar absorptance of less than 0.5.

You must provide the following information:

1. The roof type.
2. The manufacturer or brand of the product.
3. The roof colour and the corresponding SA value.
4. A photo of the home, showing the roof.



GENERATE YOUR OWN ELECTRICITY

Solar photovoltaic (PV) is a technology that converts sunlight (solar radiation) into electricity using semiconductors. Solar PV systems enable you to generate your own electricity, helping to reduce your energy bills.

The reduction in energy bills will vary from home to home depending on your energy consumption and the size of your solar PV system. You will see a bigger reduction in your energy bills if you are using the electricity that you are generating from your solar PV system, rather than exporting it to the electricity grid.

You must install a solar PV system with a minimum total rated power output of 5 kilowatts (kW) on the roof of the dwelling.

Designing your roof

In the ACT, solar PV panels generate the most energy throughout the year when they are:

- Facing north (or closest to), and
- Not overshadowed by buildings or other structures.



When designing your home, you will need to consider the roof orientation, pitch and available space for the solar PV system so it is able to receive solar radiation and generate electricity.

When your solar PV system faces the street, you will need to consider the visual impact on the streetscape by installing the system flush on the roof. Doing this will also save you money by avoiding additional costs of mounting systems.

Choosing your system

The solar PV system must be sourced from a Clean Energy Council (CEC) Approved Solar Retailer. To find approved retailers in the ACT: Search in your browser for 'Clean Energy Council Approved Solar Retailer'.

Check licensing and accreditation

All equipment must be installed, commissioned, tested and certified by an ACT licensed tradesperson. They must also be a CEC accredited installer. To find accredited installers in the ACT search in your browser for 'Clean Energy Council Accredited Solar Installer'.



Remember, if you connect your home to the gas network, you will not be eligible for the Energy Rebate.

ENERGY REBATE REQUIREMENT:

Install a rooftop solar PV system with a minimum rated power output of 5 kW with a CEC approved grid-connected inverter. If facing the street, the solar PV system should be flush with the roof.

You must provide the following information:

1. Documentary evidence of the system installed
2. Total rated output of the system
3. Electrician details including:
 - Electrician name or trading name
 - ACT licence details
 - CEC accreditation details
4. A photo of the installed system



Check the resources section on page 21 for more guidance

CHOOSE AN ENERGY EFFICIENT HOT WATER SYSTEM

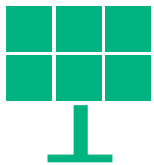
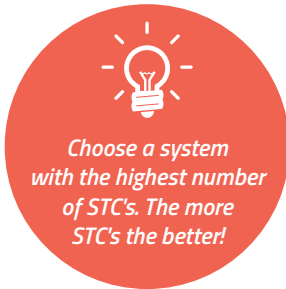
A typical home spends about one-third of their energy bill on hot water. Installing more efficient hot water systems can significantly reduce the amount of energy your home uses.

You must install either an **electric heat pump (heat pump)** or an **electric solar hot water system** as these systems are highly energy efficient.

Heat pumps

Heat pump hot water systems, also called air-sourced heat pumps, transfer heat from the environment to heat water. Electricity is not used directly to heat water (unless the heat pump is fitted with an electric boost element), instead, it runs a compressor. It uses much less electricity than traditional resistive electric systems and has similar efficiency to an electric boosted solar hot water system.

Check your chosen heat pump has frost protection and is specifically designed to cope with colder climates. The temperature application range should include temperatures down to at least -5°C . **Note that some** heat pumps have an electric booster installed to help boost the water in cold periods or during high hot water use which may be helpful during winter.



While some efficient hot water systems may cost more to purchase up front, there are potential savings through government subsidies, via **small-scale technology certificates (STCs)**, plus ongoing energy bill savings.

Both heat pump and solar hot water systems are eligible for STC's if they are compliant - check if your system is eligible for STC's.

As of 1 January 2022 we no longer require systems to have greater than 28 STC's to be eligible for the rebate.

Instead, all you need to do is to install an electric heat pump or solar hot water system.





Electric solar hot water systems

Solar hot water systems use roof-mounted solar collectors to absorb energy from the sun to heat water, which flows to a storage tank.

There are two different types of solar hot water systems, and both are eligible for the Energy Rebate:

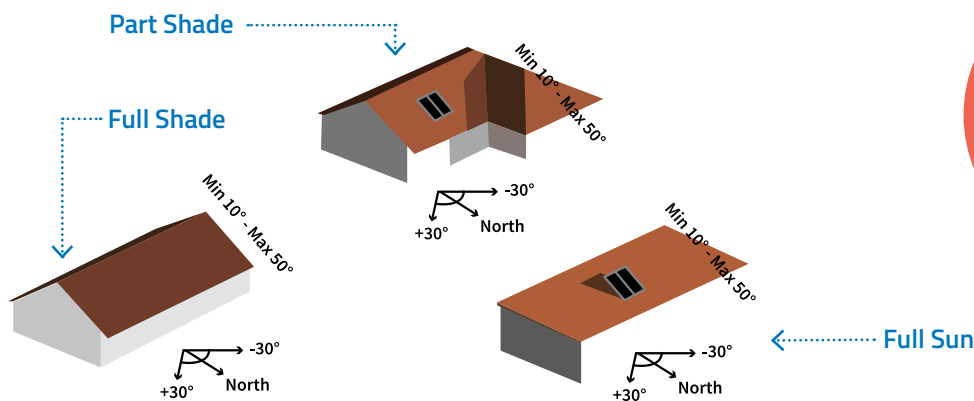


Solar hot water systems must be:

- Oriented between +45° and -45° from True North
- Tilted 10° to 50° from the horizontal plane
- Not overshadowed by buildings or other structures

Keep in mind, after installing a solar PV system as part of the Energy Rebate, you may not have enough roof space left for a solar hot water system as well. Plan ahead by talking with your designer and builder about your solar requirements.

When designing your roof form, consider the impact of mounting collector panels or tubes on frames. Avoid locating them on the street frontage, if possible. Where collector panels face the street, they should be installed to fit flush with the roof (not placed on mounting systems) to reduce the visual impact on the streetscape.



ENERGY REBATE REQUIREMENT:

All hot water systems in the home must be either heat pumps or solar hot water systems. Where solar hot water systems face the street, they should be installed flush with the roof.

You must provide the following information:

1. Documentary evidence of the system installed
2. The type of hot water system.
3. If solar, evidence that the system was installed in accordance of specified guidelines.
4. A photo of the installed system.
5. Installer details, including:
 - Tradesperson name or trading name
 - ACT licence details .

KEEP COOKING APPLIANCES ELECTRIC

Installing high efficiency appliances that use less electricity will save you more on your energy bills.

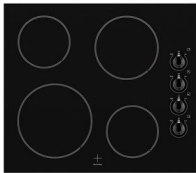
Choosing your cooktop

Installing a more energy efficient electric cooktop **will reduce your home's energy consumption** and can also provide a number of additional benefits such as faster heating time, safety and ease of cleaning.

You must install an electric cooktop. These are the types of cooktops available:

- Induction
- Radiant coil
- Ceramic
- Solid hotplate

INDUCTION



Induction cooktops are the **latest and most efficient form of electric cooktop**, however they are generally more expensive than the other types.

They **offer fast cooking and precise temperature control** with a wide temperature range.

Induction is the **safest form of cooktop**, as the heat is transferred directly to the pan, while the surface of the cooktop remains relatively cool to touch after you remove the pan.

Induction cooktops require specific cookware. Some of your existing pots and pans may or may not be compatible with induction cooktops. Look for the **induction symbol on the base of cookware** to determine if it is compatible.

CERAMIC



Ceramic cooktops have a continuous flat surface and are **easy to clean**.

They are particularly useful for cooking foods that **require low temperatures**, but don't get as hot as induction cooktops and are slower to heat up.

A ceramic cooktop is **cheaper to purchase than induction**, easy to clean, and you don't need special cookware.

RADIANT COIL



Radiant coil cooktops use a **coil element to heat** the cookware.

One of the drawbacks with this type of cooktop is that the **coils can be hard to clean**. Some can be unplugged and removed while others have a hinge so you can lift them for easier access to the drip trays underneath.

The coils will take time to cool down after use, creating a potential safety risk.

SOLID HOTPLATE



Solid hotplate cooktops have a **solid metal disk for each hotplate that is slower to heat up** than all other types of cooktops. It is also slow to cool down.

The temperature is less easy to control than other cooktop types.

They are **easy to clean and generally more affordable** than induction cooktops.



Choosing your oven

The oven must be electric



Installing a more energy efficient electric cooktop will reduce your home's energy consumption.”



Remember, if you connect your home to the gas network, you will not be eligible for the Energy Rebate.

ENERGY REBATE REQUIREMENT:

Install an electric cooktop and an electric oven in the kitchen.

You must provide the following information:

1. Documentary evidence of the oven and cooktop installed.
2. The type of cooktop installed.

INSTALL ONLY ELECTRIC HEATING & COOLING

Canberra has a cold climate—especially in winter—so heating systems are a necessity. With increasingly hot, dry summer temperatures and more frequent heatwaves, cooling systems are also becoming a must-have in Canberra homes.

Heating and cooling the spaces in your home accounts for about half of the total energy consumed in your home, so it needs to be efficient.



YOU MUST INSTALL ELECTRIC HEATING AND/OR COOLING SYSTEMS.

There are several options on the market, so get advice about the best option for your home.

Split system reverse cycle

Split system air conditioners are highly efficient heat pumps that transfer heat energy (hot or cold) from the environment to a desired indoor temperature. Reverse cycle enables both heating and cooling, meaning they are suitable for use throughout the year.

Some air conditioners come with WiFi so you can control the settings through an app or online even when you're out of the home. This can also help with demand management, where you can be rewarded for switching off your air conditioner or turning the temperature down at specific times (chat with your energy retailer to arrange this).






AN EXTRA 5 DAYS
ABOVE 35° C
EACH YEAR
BY 2030

UP TO AN
ADDITIONAL
20 DAYS
ABOVE 35° C
EACH YEAR
BY 2070

Source: ACT Climate Change Strategy 2019-25.




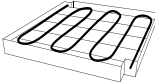



Choosing the right system for the space

SYSTEM SIZE		
2–3.5 kW	3.5–5 kW	5–10 kW
ENERGY RATING		
<p>5.5 ☆☆☆☆☆ and above for the heating and/or cooling cycles</p>	<p>4.0 ☆☆☆☆ and above for the heating and/or cooling cycles</p>	<p>3.5 ☆☆☆☆ and above for the heating and/or cooling cycles</p>
SPACE		
<p>Medium to large bedroom study or small lounge room</p> 	<p>Lounge or living room</p> 	<p>Large open plan areas</p> 

Other systems

Alternative electric heating and cooling systems include:

	<ul style="list-style-type: none"> ■ ELECTRIC SPLIT SYSTEM AIR CONDITIONER
	<ul style="list-style-type: none"> ■ DUCTED WHOLE OF HOME EVAPORATIVE COOLING WITH A SELF-CLOSING DAMPER
	<ul style="list-style-type: none"> ■ GROUND SOURCE HEAT PUMP
	<ul style="list-style-type: none"> ■ IN-SLAB HYDRONIC HEATING WITH AN ELECTRIC BOILER
	<ul style="list-style-type: none"> ■ CEILING FANS

ENERGY REBATE REQUIREMENT:

Install only electric heating and/or cooling systems.

You must provide the following information:

1. Documentary evidence of the heating and/or cooling system installed.
2. The type of heating and/or cooling system.



INVEST IN ENERGY MONITORING & MANAGEMENT

One of the most effective ways to save money on your energy bills is to understand how and when you consume energy in your home.

An energy monitoring system gives a visual indication of how much energy your home is using. It can measure, show and store energy generation and/or consumption data. Information collected by energy monitoring systems can be viewed online, through an app, or can be displayed on a monitor in your home.

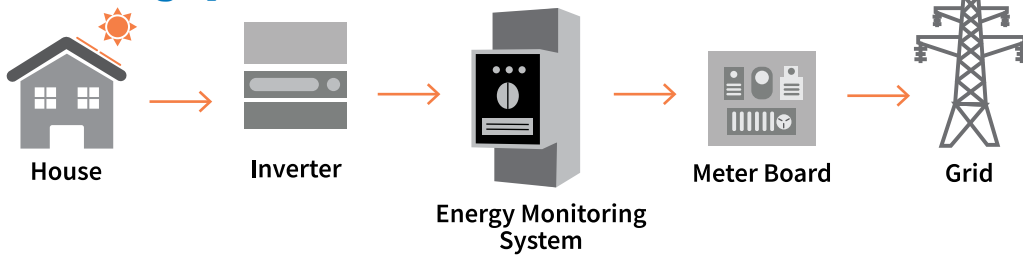
You must install an **energy monitoring system** or a device that enables energy monitoring. For example, some inverter manufacturers also provide energy monitoring devices or services. **Demand management systems** are generally more expensive than monitoring systems though will add value when a battery is installed in the home.

Consider a demand management system to future-proof your home for a battery.

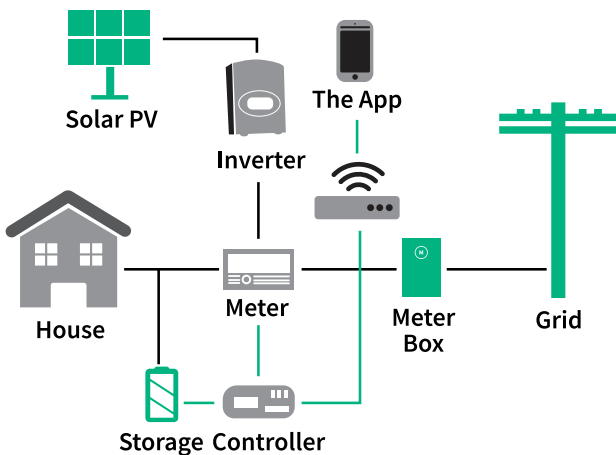
To get the most information out of your energy monitoring system, it should:

- Monitor all electrical phases of your solar PV system
- Be hard-wired, or software based, to all energy systems in the Energy Rebate
- Display and record home electricity use in real time (or close to real time)
- Communicate with a smart phone application or website

Monitoring system



Energy management system



If you would like to install a battery or enter into a demand management arrangement with your retailer, an **energy demand management system** will help you make the most of your system. These systems can learn your patterns of energy use, track energy prices, forecast weather, and make the difficult decisions for when to sell or store energy on your behalf.

For your safety, installation must only be carried out by an ACT licensed electrician.

ENERGY REBATE REQUIREMENT:

Install an energy monitoring and/or management system.

You must provide the following information:

1. Where a separate device is installed, documentary evidence of the energy monitor installed.
2. If the inverter functions as a monitoring device, documentary evidence of the inverter installed.



FUTURE PROOF FOR ELECTRIC VEHICLE (EV) CHARGING

A dedicated 32 amp circuit with a 15 amp powerpoint (otherwise known as a general power outlet 'GPO') must be located on the wall of the car space or garage. This only needs to be a single-phase supply but three-phase supply can help to speed up charging times. A 32 amp circuit will allow you to upgrade the charging point later to facilitate faster vehicle charging.

For your safety, installation must be carried out by an ACT licensed electrician. We recommend the powerpoint, isolator and circuit breaker be labelled as Electric Vehicle Charging Point.

ENERGY REBATE REQUIREMENT:

A dedicated powerpoint (32 amp circuit with a 15 amp GPO) for EV charging must be located on the wall of the garage or carport.

If you already own an EV, in place of the 15 amp GPO, we will also accept the installation of suitable charging supply equipment for your vehicle. Make sure it is compliant to Australian Standards and manufacturers requirements.

You must provide the following information:

1. A photo of the dedicated powerpoint for electric vehicle charging or the installed EV charging equipment
2. A photo of the mains switchboard showing a dedicated switch titled "EV" or "EV charging".

A dedicated powerpoint must be installed to future-proof your home for electric vehicles.






HOW TO CLAIM YOUR ENERGY REBATE

Buyers or Eligible First Transferees must complete the Application Forms (found at the end of the booklet) then submit it, along with all required evidence, within the required timeframe.



Submit your claim

The Application Form and required evidence can be submitted via:

-  Via the [Suburban Land Agency website](#)
-  suburbanland@act.gov.au
-  Energy Rebate, Suburban Land Agency
GPO Box 158, Canberra ACT 2601

Find out more

Contact us if you require additional information:

-  (02) 6205 0600
-  suburbanland@act.gov.au

For more information visit: suburbanland.act.gov.au

Required timeframe

Application must be submitted by the earlier of:

- 180 days of receiving the certificate of occupancy and use; and
- 30 calendar months from settlement of the First Grant Contract.

There will be no extensions of time.

Make sure it is complete and compliant

We will not consider an Application Form if:

- It is not lodged within the required timeframe
- It has not been fully completed, or the documentation or evidence is not submitted in accordance with the requirements.
- The applicant is not the Buyer or an Eligible First Transferee
- The applicant is not the Crown Lessee at the time of making the application
- The bank account name provided is not consistent with the name of the Crown Lessee

Payment of the Energy Rebate

Once we receive your Application Form and supporting documentation, we may contact you to arrange a site inspection to confirm that the requirements of the Energy Rebate have been met.



If we determine that the requirements **HAVE NOT** been met, we will contact you via email to provide advice on what improvements need to be made. To remain eligible for the Energy Rebate, you will only have one opportunity to implement any improvements, and these may be required within a specified timeframe.



If we determine that the requirements **HAVE** been met, we will process the payment within 8 to 12 weeks. The Rebate will be paid by direct deposit to the Australian bank account nominated in your Application Form (please ensure these details are correct).





DEFINITIONS & TERMS

Accredited Installer – is a person who is accredited by the Clean Energy Council to install solar PV systems.

Agency – has the same meaning as Suburban Land Agency.

Application Form – means the Application Form annexed to these guidelines as **Annexure 1**.

Approved Solar Retailer – is a solar retailer that has signed on to the Clean Energy Council Solar Retailer Code of Conduct.

Battery Storage System – is a large battery connected to your solar PV system that captures excess, unused energy and stores it ready for use at night, during cloudy periods or during a blackout.

Block – means a parcel of land that may or may not contain buildings or other improvements.

Buyer or Buyers – means the person, persons or corporation listed as the Buyer in the First Grant Contract entered into with the Agency.

Building Contract – means a contract for the construction of a building or other improvements on the Block.

Clean Energy Council – is the peak body for the clean energy industry in Australia.

Completion – means when all obligations under a First Grant Contract or Contract for Sale (including final payment) are met, commonly known as settlement.

Contract for Sale – means a contract for the sale or purchase of a Block.

Crown Lease – means the Crown Lease in respect of the Block.

Crown Lessee – means the lessee of the Crown Lease.

Demand Management Systems – provide residents with information about their energy consumption, including how much energy is used, what time of day the energy is used, and which appliance is being used. Some systems may also be able to automatically manage major appliances such as your hot water system and heating/cooling to minimise your energy costs.

Distribution Company – is an operator of an electricity distribution system (poles and wires). Sometimes called a distribution network service provider (DNSP).

Distributor – see Distribution Company.

Energy Management System – see Demand Management System.

Energy Monitoring System is a system – that stores and displays data on energy consumption within the home. A monitoring system does not have the additional features that permit automation of appliances within the home.

Electric Heat Pump – is an electrical device that transfers heat energy (either hot or cold) from the environment to heat or cool your home.

Electric Solar Hot Water System – is a device that captures sunlight to heat water.

Electric Vehicle (EV) Charge Point – is a dedicated power point which can be used to plug-in and charge electric vehicles.

Electricity Retailer – is an entity that delivers and sells electricity directly to the customer.

Eligible Blocks – means Blocks forming part of an estate which are eligible for the Energy Rebate as determined by the Agency, which will likely include single residential Blocks under a First Grant Contract.

Eligibility Requirements – means the requirements set out on **page 2**.

Eligible First Transferee – means a First Transferee who enters into a Building Contract with the Buyer which does not include the Energy Rebate.

Energy Rebate – or Rebate means the amount set out on **page 4**.

Estate – means a collection of Blocks forming an estate as determined by the Agency.

Feed In Tariff – is the rate you are paid for electricity generated by your solar PV system that you export back to the grid. The electricity produced by your solar panels is used in your home first, and then any extra electricity is exported to the grid.

First Grant Contract – means a contract for the first grant of the Crown Lease (being a form of Contract for Sale).

First Transferee – means a person, persons or corporation who enters into a Contract for Sale for the purchase of a Block from a Buyer, whether before or after settlement of the Energy Rebate.

Guideline/s – means Suburban Land Agency Energy Rebate Eligibility Guidelines.

Heat Pumps – absorb warmth from the air and transfer it to heat water or to provide heating/air-conditioning in your home.

Home Energy Monitoring System – see Energy Monitoring System.

Housing Development Guide – means the housing development guide forming part of the First Grant Contract.

Inverter – converts direct current (DC) generated by your solar panels to alternating current (AC) to be able to feed electricity to the grid network.

Kilowatt (kW) – is a unit of power equal to 1,000 watts. Kilowatts are measured in an instant.

Kilowatt-hour (kWh) – is a unit of energy, measured over time and equal to the number of kilowatts of power multiplied by the number of hours of operation.

Mandatory Requirements – means the mandatory requirements set out in the Housing Development Guide.

Peak Load – is the highest amount of energy that a consumer draws from the grid in a set period of time.

Rebate – see Energy Rebate.

Required Timeframe – means the timeframe set out on page 17.

Roof Solar Absorptance (SA) Value – is a classification of roof colours based on how much heat it absorbs. The value is between 0 and 1, with a SA value of 0 indicating that a roof absorbs none of the solar energy applied to it, while a value of 1 indicates that a roof absorbs 100% of the incoming solar radiation.

Right to Transfer Rebate Form – means the Application Form annexed to these guidelines as **Annexure 2**.

Settlement – means when all the obligations under a First Grant Contract or Contract for Sale (including final payment) are met, also known as completion.

Small-scale Technology Certificates (STCs) – are government subsidies allocated to you when you install a small-scale energy generation or hot water system, helping to reduce the cost of the system. One STCs is equivalent to one megawatt-hour of electricity generated or deemed to be displaced by your system. The price of STCs changes according to market conditions. The total level of subsidy you receive will depend on a number of factors, including the location and size of the system and the price of STCs at the time the system was installed.

Smart Meter – is a meter that records and provides detailed information about energy consumption in the home, including how much energy is used and at what time of day. Smart metres may have an electronic interface or may interact with an app or website.

Solar Absorptance – is the proportion of the total incident solar radiation that is absorbed by a specific material.

Solar Photovoltaic (PV) system – is a power system that generates electricity from solar radiation.

Solar Radiation – is the radiant energy emitted by the sun.

STCs – see Small-scale Technology Certificates.

Suburban Land Agency – means the agency established by section 37(1) of the *City Renewal and Suburban Land Agency Act 2017 (ACT)*.

Urban Heat Island Effect – occurs in cities where the temperature increases due to a large volume of hard surfaces.

Zero Emissions – refers to a source or entity that emits no waste products that pollute the environment or disrupt the climate.

Eligible First Transferee means a First Transferee who enters into a Building Contract with the Buyer which does not include the Energy Rebate.



FREQUENTLY ASKED QUESTIONS

If I sell the Block prior to constructing a home, is the Energy Rebate transferable to another person?

If a Block of land is purchased by a Buyer and then on sold prior to constructing a home, the new purchaser will no longer be eligible for the Rebate. See eligibility requirements on **page 2**.

If I don't complete all of the requirements listed in these Guidelines, can I get part of the Energy Rebate?

You need to comply with all of the requirements under the Energy Rebate Guidelines to be eligible for the Rebate. It is not possible to get a partial Rebate for completing some of the requirements. See the checklist on **page 5**.

Can I install a ducted heating and cooling system?

To be eligible for the Energy Rebate, you can install an electric ducted system or evaporative cooling system in your home. Be careful to research the most energy efficient and cost-effective option for your home, including the cost to install ducting throughout your home. More energy efficient systems may cost more upfront but could keep your energy bills down in the long-term, if designed appropriately. Gas-powered heating and/or cooling systems are not permitted under this Energy Rebate. See **page 13**.

What happens if I do not complete the construction of my home in the required timeframe?

You must build your home and submit the Application Form within the required timeframe (see **page 17**) and meet all of the requirements, otherwise you will not be eligible for the Energy Rebate.

Am I allowed to have solar panels facing the street?

You should consider the visual impact of your PV system on the streetscape. Where the optimal location for panels face, or can be seen from, the street, they must be installed flush with the roof to avoid the need for tilted racking systems.

Do I need to install battery storage as part of my solar PV system?

No, you are not required to install a battery storage system under the Energy Rebate guidelines. However, it is recommended to install a battery storage system to further reduce your energy bills. There are ACT Government programs that can help reduce upfront costs. Do an internet search for the 'Sustainable Household Loan Scheme' and 'Next Generation Energy Storage Program' for more information.

What if my roof is not large enough to support the required power output of my solar PV system?

You should consider the roof design before construction to suit solar PV system. A 5 kW system will typically require an area of approximately 30m². In the case that your roof size is not large enough to fit the required 5 kW system eligible for the Energy Rebate then you will need to provide visual evidence via your solar energy provider.

If I install multiple hot water systems, do they all have to comply with the Energy Rebate requirements?

Yes, all hot water systems in your home must be either electric heat pumps or electric boost solar hot water systems to be eligible for the Energy Rebate.

If I install multiple heating/cooling system types, do they all have to comply with the Energy Rebate requirements?

Yes, all heating/cooling systems must comply with the requirements to be eligible for the Energy Rebate.

Why should I consider a hot water or solar PV system with more STC's?

The number of STC's your system has relates to the amount of federal government subsidy applicable. This means the higher STC's your system is eligible for, the more you can save upfront.

Can I connect to the gas main in the street and have a meter installed, but not use the gas connection?

To be eligible for the Energy Rebate, you must not connect your Block of land to the gas main in the street or have a gas meter installed. The intention of the Energy Rebate is to encourage highly efficient all-electric homes to support the ACT Government's ambition to reduce emissions. By creating a gas-free home, you are supporting the use of renewable energy sources and helping to make Whitlam more sustainable for the future.

Can I install an appliance (e.g. gas cooktop or heating system) using a gas bottle?

The Statutory Declaration as part of this rebate includes a clause which disallows use of gas bottles plumbed into the home. Not only are they unsafe but use of LPG are not protected under the National Gas Laws. However, this does not apply to outdoor applications e.g. you are allowed to use a gas bottle for an outdoor barbecue.

RESOURCES

Clean Energy Council

The Clean Energy Council (CEC) is the peak body for clean energy in Australia. They work with industry to improve standards and quality of products and services.

The Clean Energy Council provide:

- Accreditation for installers to work to industry best practice, making systems safe, reliable and that meet household expectations
- Approved Solar Retailer program to ensure companies commit to responsible sales and marketing activities
- A list of approved solar modules, inverters and batteries that meet Australian Standards and those eligible for subsidies under the Australian Government's Small-scale Renewable Energy Scheme (SRES)

The CEC website (cleanenergycouncil.org.au) provide help throughout the stages of buying your solar PV system, including:

- Find accredited and approved retailer and installers in the ACT
- Solar Guide for Consumers
- Guide to Installing Solar for Households

Roof colour

Find information about the Solar Absorptance (SA) value of roof colours at:

- Bristile – bristileroofting.com.au
- Colorbond – steel.com.au
- Monier – monier.com.au

ACT Government policies

The ACT Government has a number of relevant policy documents available at: www.environment.act.gov.au, including:

- *ACT Climate Change Strategy 2019–25*
- *Canberra's Living Infrastructure Plan*
- *ACT's Transition to Zero Emissions Vehicles Action Plan 2018–21*
- *ACT Sustainable Energy Policy 2011–2020*
- *ACT Sustainable Energy Policy 2020–2025 Discussion Paper*



Applicants for the Energy Rebate are required to purchase and install their solar PV systems through Clean Energy Council accredited installers, approved retailers, and using approved products.



ANNEXURE 1: APPLICATION FOR HOME ENERGY REBATE

APPLICATION FOR HOME ENERGY REBATE

- This Application Form must be read in conjunction with the **Housing Development Guide**
- This Application Form must be fully completed by the Buyer or the Eligible First Transferee
- The Declaration in **Section 2** of this Application Form must be signed by each person who is the Buyer or the Eligible First Transferee of the Block
- The documents set out in **Section 3** of this Application Form must be submitted to the Agency with this Application Form
- Application Forms which are not complete or signed, or which are not accompanied by the required supporting documents, may not be considered by the Agency

Please complete all required fields in Block LETTERS.

SECTION 1: APPLICANT DETAILS

Buyer/Eligible First Transferee Name (list all persons who are the Buyer or the Eligible First Transferee of the Block)

- Buyer who is the current Crown Lessee; or
- Eligible First Transferee who is the current Crown Lessee (You must submit a completed *Right to Transfer Rebate Form*).

First Name:	Last Name:
First Name:	Last Name:
Company Name (If Company):	

BLOCK DETAILS

Description of Block on First Grant Contract	Block:	Section:	Suburb:
Street Address of Block:			

BUYER OR ELIGIBLE FIRST TRANSFEREE CONTACT DETAILS

Postal Address:
Phone Number:
Email Address:

SECTION 2: DECLARATION

- I certify that the Energy Rebate have been completed by the earlier of:
 - One hundred and eighty (180) days of receiving the Certificate of Occupancy and use for the Block; and
 - Thirty (30) calendar months from date of Settlement of the First Grant Contract.
- I am:
 - The Buyer listed in the First Grant Contract and the current Crown Lessee; or
 - An Eligible First Transferee and the current Crown Lessee.
- I certify that the mandatory requirements listed in the Whitlam Housing Development Guide have been met
- I certify that documents provided with this Application Form are true and complete copies of the relevant original documents
- I certify that the information contained in this Application Form is true and complete in all respects
- I as Buyer or Eligible First Transferee give permission for the Agency to inspect the Block and take photos as necessary

Signature of Buyer/Eligible First Transferee/Applicant 1:

Date: / /

Signature of Buyer/Eligible First Transferee/Applicant 2:

Date: / /

I attach copies of the following documents:

- The front page of the First Grant Crown Lease or Contract for Sale
- Certificate of Occupancy and Use
- All forms and documents in accordance with **Annexure 3**
- The completed Right to Transfer Rebate Form (if you are the First Eligible Transferee Annexure 2.)

SECTION 3: PAYMENT DETAILS – FOR REFUND OF REBATE

The refund is to be paid to the Buyer/Eligible First Transferee's bank account, detailed below.
(The bank must be an Australian Bank).

Bank Name:

Bank Branch:

Account Name:

BSB Number:

Account Number:

SUBMITTING YOUR APPLICATION FORM

Completed Application Forms should be sent via email with the required supporting documents to: **suburbanland@act.gov.au** or sent by post: **Energy Rebate, Suburban Land Agency, GPO Box 158, Canberra ACT 2601** or submitted online: **via the Suburban Land Agency website**

ANNEXURE 2: RIGHT TO TRANSFER REBATE FORM

RIGHT TO TRANSFER REBATE FORM

- This *Right to Transfer Rebate Form* must be read in conjunction with the *Housing Development Guide*
- This *Right to Transfer Rebate Form* must be fully completed by the **Buyer**
- The Declaration in **Section 3** of this *Right to Transfer Rebate Form* must be signed by each person who is the Buyer
- The documents set out in **Section 3** of this *Right to Transfer Rebate Form* must be submitted to the Agency with this Application Form

Right to Transfer Rebate Forms which are not complete or signed, or which are not accompanied by the required supporting documents, may not be considered by the Agency.

Please complete all required fields in **Block LETTERS**.

SECTION 1: BUYER DETAILS

Buyer name (list all persons who are the Buyer)

First Name:

Last Name:

First Name:

Last Name:

Company Name (If Company):

BLOCK DETAILS

Description of Block on
First Grant Contract

Block:

Section:

Suburb:

Street Address of Block:

BUYER CONTACT DETAILS

Postal Address:

Phone Number:

Email Address:

SECTION 2: ELIGIBLE FIRST TRANSFEREE DETAILS

Eligible First Transferee name (list all persons who are the Eligible First Transferee of the Block)

First Name:

Last Name:

First Name:

Last Name:

Company Name (if Company):

ELIGIBLE FIRST TRANSFEREE CONTACT DETAILS

Phone Number:

Email Address:

SECTION 3: BUYER DECLARATION

As the Buyer I/we confirm that:

- I am/we are the previous Crown Lessee in respect of the Block
- I/we have not made any claim to the Rebate
- I/we entered into a Building Contract with the First Transferee
- I/we waive my rights to apply for the Rebate and transfer these rights to the First Transferee
- I provided the First Transferee with a copy of the *Home Energy Rebate Program - Eligibility Guidelines*
- Copy documents provided with this *Right to Transfer Rebate Form* are true and complete copies of the originals
- The information provided by me/us in this Application Form is true and complete in all respects

SIGNATURE OF BUYER(S)

SECTION 4: SUPPORTING DOCUMENTS

- A title search for the Block confirming the Eligible First Transferee is the registered proprietor or evidence the Eligible First Transferee is the current Crown lessee/owner of the Block (e.g. Rates notice)
- Front page of the Building Contract

SUBMITTING YOUR APPLICATION FORM

Completed Application Forms should be sent via email with the required supporting documents to: suburbanland@act.gov.au or send it by post to: **Energy Rebate, Suburban Land Agency, GPO Box 158, Canberra ACT 2601**



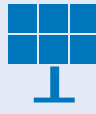
ANNEXURE 3: CHECK LIST






APPLICANT(S) DETAILS	
First Name:	
Last Name:	
First Name:	
Last Name:	
Company Name (If company):	

BLOCK DETAILS	
Description of Block on First Grant Contract:	
Block:	Section:
Suburb:	

DOCUMENTATION

I have attached all documents listed in the following table for my Rebate application to be assessed.

ITEM	EVIDENCE	TICK ALL THAT APPLY	
ENERGY 	1. Statutory Declaration (SD) signed by <i>all applicants</i> confirming your home will not be connected to the reticulated gas network while you are the Crown Lessee of the Eligible Block	<input type="checkbox"/> Pro Forma SD attached	
	ROOF COLOUR 	2. Roof type	<input type="checkbox"/> Tiles
SOLAR PV 	3. The manufacturer or brand of the product:		
	4. The roof colour and the corresponding SA value:	Colour	
		SA	
	5. A Photo* of the house, showing the roof	<input type="checkbox"/>	
	6. Documentary Evidence* of the system installed	<input type="checkbox"/>	
	7. Total rated output of the system	kW	
	8. ELECTRICIAN DETAILS		
	<ul style="list-style-type: none"> <input type="checkbox"/> Electrician name or trading name: 		
	<ul style="list-style-type: none"> <input type="checkbox"/> ACT licence details: 		
	<ul style="list-style-type: none"> <input type="checkbox"/> CEC Accreditation details: 		
	9. A Photo* of the installed system	<input type="checkbox"/>	

ITEM	EVIDENCE	TICK ALL THAT APPLY
HOT WATER SYSTEM 	10. Documentary Evidence # of the system installed	<input type="checkbox"/>
	11. Type of hot water system installed	<input type="checkbox"/> Heat Pump <input type="checkbox"/> Solar
	12. Collectors panels installed in accordance with these Guidelines (Only where a solar hot water system is installed.)	<input type="checkbox"/>
	13. A Photo * of the installed system	<input type="checkbox"/>
COOKING 	14. Documentary Evidence # of the oven and cooktop installed	<input type="checkbox"/>
	15. Type of cooktop installed (Tick all that apply)	<input type="checkbox"/> Induction <input type="checkbox"/> Ceramic <input type="checkbox"/> Radiant Coil <input type="checkbox"/> Solid Hotplates
HEATING AND COOLING 	16. Documentary Evidence # of the heating and cooling system installed	
	17. Type of heating and cooling systems (Tick all that apply)	<input type="checkbox"/> Split System <input type="checkbox"/> Ducted System <input type="checkbox"/> Evaporative Cooling <input type="checkbox"/> Ceiling Fans Other (Please specify):
ENERGY MONITORING 	18. Where a separate device is installed Documentary Evidence # of the energy monitor installed, OR	<input type="checkbox"/>
	19. If the inverter functions as a monitoring device, Documentary Evidence # of the inverter installed	<input type="checkbox"/>
EV CHARGING POINT 	20. A Photo * of the electric vehicle charge point, or if you already own an EV and have upgraded to an electric vehicle charging supply equipment (EVSE), submit a photo * of the EVSE	<input type="checkbox"/>
	21. A Photo * photo of the mains switchboard showing a dedicated switch titled "EV" or "EV charging"	<input type="checkbox"/>

* **Photos** are to be taken from ground level and can be combined. Hard copy photos must identify the Block and Section on the reverse side.

Documentary evidence must include the **address of the dwelling** where the item is installed and all relevant details. Evidence can be provided by a retailer, builder or the installer. A tax invoice **OR** a letter on a company letterhead are acceptable forms of evidence.

Where a letter is provided from the builder or retailer the items can be combined.

ANNEXURE 4: Statutory Declaration

<p>1 Insert the name(s), address and occupation(s) of person(s) making the declaration</p>	<p>I, ¹</p> <p>make the following declaration under the <i>Statutory Declarations Act 1959</i>:</p>
<p>2 Set out matter declared to in numbered paragraphs</p>	<p>²That I/ we as the Buyer(s) or the Eligible First Transferee(s) of the Eligible Block being</p> <p>Block: _____ Section: _____ Suburb: Whitlam</p> <ul style="list-style-type: none"> ■ Have not connected the dwelling to the reticulated gas network at the time of making this declaration ■ Have not installed any pipework or infrastructure within the dwelling and/or on the Block that may facilitate connection to the reticulated natural gas network at any time after making this declaration ■ Have not installed any fixed appliances or equipment for water heating, space heating and cooking within the dwelling that use liquified petroleum gas (LPG) in lieu of natural gas ■ Will not connect to the reticulated natural gas network while the Crown Lessee <p>I understand that a person who intentionally makes a false statement in a statutory declaration is guilty of an offence under section 11 of the Statutory Declarations Act 1959, and I believe that the statements in this declaration are true in every particular.</p>
<p>3 Signature of person making the declaration</p>	<p>³</p> <p>_____</p>
<p>4 Place 5 Day 6 Month and year</p>	<p>Declared at ⁴ _____ on ⁵ _____ of ⁶ _____</p>
<p>7 Signature of person before whom the declaration is made (see over)</p>	<p>Before me,</p> <p>⁷</p> <p>_____</p>
<p>8 Full name, qualification and address of person before whom the declaration is made (in printed letters)</p>	<p>⁸</p> <p>_____</p>
<p>Note 1 A person who intentionally makes a false statement in a statutory declaration is guilty of an offence, the punishment for which is imprisonment for a term of 4 years — see section 11 of the <i>Statutory Declarations Act 1959</i>.</p> <p>Note 2 Chapter 2 of the <i>Criminal Code</i> applies to all offences against the <i>Statutory Declarations Act 1959</i> — see section 5A of the <i>Statutory Declarations Act 1959</i>.</p>	

A statutory declaration under the *Statutory Declarations Act 1959* may be made before—

(1) a person who is currently licensed or registered under a law to practise in one of the following occupations:

Chiropractor	Dentist	Legal practitioner
Medical practitioner	Nurse	Optometrist
Patent attorney	Pharmacist	Physiotherapist
Psychologist	Trade marks attorney	Veterinary surgeon

(2) a person who is enrolled on the roll of the Supreme Court of a State or Territory, or the High Court of Australia, as a legal practitioner (however described); or

(3) a person who is in the following list:

- Agent of the Australian Postal Corporation who is in charge of an office supplying postal services to the public
- Australian Consular Officer or Australian Diplomatic Officer (within the meaning of the *Consular Fees Act 1955*)
- Bailiff
- Bank officer with 5 or more continuous years of service
- Building society officer with 5 or more years of continuous service
- Chief executive officer of a Commonwealth court
- Clerk of a court
- Commissioner for Affidavits
- Commissioner for Declarations
- Credit union officer with 5 or more years of continuous service
- Employee of the Australian Trade Commission who is:
 - (a) in a country or place outside Australia; and
 - (b) authorised under paragraph 3 (d) of the *Consular Fees Act 1955*; and
 - (c) exercising his or her function in that place
- Employee of the Commonwealth who is:
 - (a) in a country or place outside Australia; and
 - (b) authorised under paragraph 3 (c) of the *Consular Fees Act 1955*; and
 - (c) exercising his or her function in that place
- Fellow of the National Tax Accountants' Association
- Finance company officer with 5 or more years of continuous service
- Holder of a statutory office not specified in another item in this list
- Judge of a court
- Justice of the Peace
- Magistrate
- Marriage celebrant registered under Subdivision C of Division 1 of Part IV of the *Marriage Act 1961*
- Master of a court
- Member of Chartered Secretaries Australia
- Member of Engineers Australia, other than at the grade of student
- Member of the Association of Taxation and Management Accountants
- Member of the Australasian Institute of Mining and Metallurgy
- Member of the Australian Defence Force who is:
 - (a) an officer; or
 - (b) a non-commissioned officer within the meaning of the *Defence Force Discipline Act 1982* with 5 or more years of continuous service; or
 - (c) a warrant officer within the meaning of that Act
- Member of the Institute of Chartered Accountants in Australia, the Australian Society of Certified Practising Accountants or the National Institute of Accountants
- Member of:
 - (a) the Parliament of the Commonwealth; or
 - (b) the Parliament of a State; or
 - (c) a Territory legislature; or
 - (d) a local government authority of a State or Territory
- Minister of religion registered under Subdivision A of Division 1 of Part IV of the *Marriage Act 1961*
- Notary public
- Permanent employee of the Australian Postal Corporation with 5 or more years of continuous service who is employed in an office supplying postal services to the public
- Permanent employee of:
 - (a) the Commonwealth or a Commonwealth authority; or
 - (b) a State or Territory or a State or Territory authority; or
 - (c) a local government authority;with 5 or more years of continuous service who is not specified in another item in this list
- Person before whom a statutory declaration may be made under the law of the State or Territory in which the declaration is made
- Police officer
- Registrar, or Deputy Registrar, of a court
- Senior Executive Service employee of:
 - (a) the Commonwealth or a Commonwealth authority; or
 - (b) a State or Territory or a State or Territory authority
- Sheriff
- Sheriff's officer
- Teacher employed on a full-time basis at a school or tertiary education institution



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