

Fact sheet

Clean Energy Home Loan

The Clean Energy Home Loan offers an incentive for customers who buy or build green homes or make ambitious green upgrades to their homes.

Eligible customers can receive a discount of 0.20% p.a. on their interest rate for five years for variable rates, or the length of their fixed rate period.

How to qualify

General criteria

- The loan must be for owner occupied purposes
- The customer must be a resident in Australia for tax purposes and the property must be in Australia
- The loan must be for the purpose of buying or refinancing a qualifying property – if there are multiple securities, then the security that meets the qualifying criteria must account for at least 65% of the total security value

We have two different options under the Clean Energy Home Loan:



7 Star+

For newer homes that meet a high standard of energy efficiency

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Property Upgrade

For existing homes that have made ambitious green upgrades in the last 12 months

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How to qualify for the 7 Star+ version:



- The property securing the customer contract must have the Certificate of Occupancy issued after 31 December 2018
- Available for new Bank Australia security property and borrowings only
- The property must meet at least one of the below criteria:

Clean Energy criteria – one of the following	Description	Evidence required
NatHERS rating of 7 stars or higher	<p>A Nationwide House Energy Rating Scheme (NatHERS) certificate is usually produced at the design stage of a home, and it shows the home’s star rating out of 10</p> <p>For apartments, the building usually gets an average NatHERS rating, and each apartment gets a rating – we look at the rating of the individual apartment</p>	<p>A coloured <u>NatHERS Certificate</u> completed by a NatHERS accredited assessor that shows a rating of at least 7 stars</p> <p>Construction loans: A NatHERS Certificate as above and a <u>declaration</u> from the home owner and builder about sticking to the building plans</p>
<p>ACT only: A non-accredited NatHERS certificate with a rating of 7 stars or higher plus</p> <p>An ACT Energy Efficiency Rating Certificate with the same rating</p>	<p>The ACT has its own system for energy rating certificates and some ACT energy assessors are licensed by the ACT Government, but not as NatHERS assessors. In these cases, we can accept a combination of certificates from the ACT</p>	<p>A black-and-white Non-Accredited NatHERS Certificate completed by a rater that is <u>licensed in the ACT</u> that shows a rating of at least 7 stars</p> <p>in combination with</p> <p>An ACT Energy Efficiency Rating certificate completed by the same rater with the same rating as the Non-Accredited NatHERS Certificate</p>



Clean Energy criteria – one of the following	Description	Evidence required
Passive House certification	Passive House certification is a voluntary standard for buildings that have a healthy indoor environment and a very high standard of energy efficiency – a home needs to be designed to Passive House standard, and then formal certification is done after the build is finished	A Passive House certificate Construction loans only: evidence the home is being built to Passive House standard, with certificate to be provided within 12 months of build completion
Residential Efficiency Scorecard rating of 7 stars or higher (excluding the impact of solar)	A Residential Efficiency Scorecard helps households understand the energy performance of their home and is done by a licensed assessor on a new or existing home The Scorecard shows the home's star rating out of 10 both with solar and excluding the impact of solar The Scorecard is widely available in Victoria, and has some availability in other states and territories	A Residential Efficiency Scorecard certificate that shows a rating of at least seven stars in the section that shows the rating <i>excluding</i> the impact of solar
Apartments only: Green Star Design & As Built score of 8 points or more on the credit '15 Greenhouse Gas Emissions'	Green Star Design & As Built is a rating system for apartments – it has scoring for different elements of a building, and we look specifically at section '15 Greenhouse Gas Emissions'	Contact us to confirm if your planned purchase is on the list of qualifying buildings

How to qualify for the Property Upgrade version:



- Upgrades need to be completed, and have been done within the 12 months prior to applying for the Clean Energy Home Loan discount
- The property must have completed at least three upgrades from the upgrade list or have improved its rating on the Residential Efficiency Scorecard as described below

Upgrade list – at least three of these criteria	Description	Evidence required
Energy monitoring system	<p>An in-home system that collects data on your home’s energy use (and renewable energy generation if you’ve got it) in real time</p> <p>Make sure it can easily show you the results like how much power you’re using, daily energy use and past energy use via an app on your phone or an in-home display so you can use the information to make changes</p>	<p>An invoice for purchase of a device at the property</p> <p>We know these devices are eligible: Wattwatchers, Solaranalytics, Efergy, Smappee, Sense, Curb, Nuerio, Flukso, Reposit Power, PowerPal – and we can consider others if you provide evidence that it will keep you informed of your home’s energy usage in real time</p>
Solar panels (minimum 3kW)	<p>A solar photovoltaic (PV) system that produces electricity via solar panels on a home’s roof – the system will include extra equipment like an inverter to convert the electricity</p> <p>To qualify, your system should be at least 3 kilowatts (kW) in size</p>	<p>An invoice for purchase and installation of the solar system at the property by a Clean Energy Council approved installer or retailer</p>
Battery (minimum 5kWh)	<p>An electrical energy storage system to store energy for a home to use</p> <p>To qualify, your battery should be at least 5 kilowatt hours (kWh) in size</p>	<p>An invoice for purchase and installation of the battery at the property by a Clean Energy Council approved installer or retailer</p>



Upgrade list – at least three of these criteria	Description	Evidence required
Hot water heat pump or solar hot water system	A water heating system that uses very little electricity	An invoice for purchase and installation of the hot water heat pump/solar hot water system at the property
Upgrade of 75% or more of all windows to double glazed and/or low emissivity coatings	Windows that stop heat getting out of your home in winter and heat getting into your home in summer	An invoice for purchase and installation of windows at the property and A <u>statement</u> from the window installer that at least 75% of the windows have been upgraded
Upgrade of 75% of underfloor, wall and ceiling insulation to the levels set out in the National Construction Code	Insulation to help stop heat getting out via the floor, walls and ceiling in winter, and stop heat getting in in summer	An invoice for purchase and installation of insulation in the floor, walls and ceiling at the property and A <u>statement</u> from the insulation installer that the installed insulation meets the prevailing National Construction Code
Electric vehicle charging point	A home charging point for your electric vehicle	An invoice for purchase and installation of an electric vehicle charging point at the property and a copy of the certificate of registration to show that you own an electric vehicle
Efficient air conditioning	Air conditioning units that meet the following Minimum Energy Performance Standards: 5 stars – for units under 4kW 4 stars – for units 4kW and over	An invoice for purchase and installation of an air conditioning unit with an eligible star rating for the size of the system: 5 stars – for units under 4kW 4 stars – for units 4kW and over
Efficient pool pump	If your home has a pool, a pool pump with a minimum energy rating of 7 stars under the Voluntary Energy Rating Labelling Program	An invoice for purchase and installation of a pool pump with a rating of 7 stars or above



Residential Efficiency Scorecard

Clean Energy criteria	Description	Evidence required
An increase of at least 1 star on the Residential Efficiency Scorecard rating (excluding the impact of solar)	<p>A Residential Efficiency Scorecard helps households understand the energy performance of their home and can be done by a licensed assessor on an existing home</p> <p>The Scorecard shows the home's star rating out of 10 both with solar and excluding the impact of solar</p> <p>An assessor can do a Scorecard of your home, and then make recommendations for upgrades that will get your home an uplift of at least 1 star (excluding the impact of solar)</p> <p>Once you've done the upgrade, the assessor can issue you a new certificate that shows the updated star rating of the home</p> <p>The Scorecard is widely available in Victoria, and has some availability in other states and territories</p>	<p>A Residential Efficiency Scorecard completed before the upgrades are done and</p> <p>A new Residential Efficiency Scorecard after the upgrades that shows the updated rating with at an increase of at least 1 star</p>

Things you should know

- An Annual Clean Energy Home Loan Fee \$350.00 payable every 12 months
- A Clean Energy Home Loan discounted rate applies, for variable rate home loans, for 60 months from the date the loan is settled or in the case of fixed rate home loans, for the length of the fixed rate period. At the end of the discount period the loan converts to the Clean Energy Home Loan reference rate.

General advice warning

The information provided in this document is general only in nature. You should consider the appropriateness of these products, the information and the relevant terms and conditions with respect to your own particular financial situation and needs. The information provided does not constitute advice and you should ensure that you seek any expert advice you require. You should consult the Product Disclosure Documents before making a decision to apply for products with Bank Australia Limited.

Terms and conditions are applicable and fees and charges may apply.

This fact sheet is effective from 14 April 2021 and is subject to change without notice.

