

Clean Energy Home Loan



The Clean Energy Home Loan is a feature of Bank Australia’s **Premium Package Home Loan**. It provides a discount for customers who buy or build green homes, or make ambitious green upgrades to their homes.

Qualifying customers can receive a discount on the applicable Premium Package Home Loan rate for five years on variable loans, or the length of the fixed rate period on fixed rate loans.

There are three ways customers will be able to qualify, which are being rolled out between January and March 2020.



7 Star+

A discount of 0.40% p.a. for up to five years for homes built after 31 December 2018 that meet a high standard of energy efficiency. This offer is only available for new Bank Australia security property and borrowings.



Property Upgrade

0.4% p.a. discount for up to five years for existing homes that have made ambitious green upgrades in the last 12 months.



High Energy Efficiency

0.5% p.a. discount for up to five years for new builds or existing homes that have three eligible sustainability features, like a minimum NatHERS rating of 8 stars, a solar system, a battery or a real-time in-home energy monitoring system.
Launching 31 March 2020.

The Federal Government-backed Clean Energy Finance Corporation is supporting this product feature by providing a substantial part of the total discount: 0.2% p.a. on the 7-star+ and Property Upgrade versions, and 0.3% p.a. on the High Energy Efficiency version. Bank Australia is providing the remaining 0.2% of the total discount.

See the **Clean Energy Home Loan interest rate schedule** for the full range of rates applicable to the Clean Energy Home Loan.

Qualifying criteria – customer and product

- ✓ The loan must be **Premium Package Home Loan** (Owner Occupied or Investment)
- ✓ The customer must be a **resident in Australia** for taxation purposes
- ✓ The property securing the loan must be **located in Australia**
- ✓ The loan amount must be **less than \$1.5 million**
- ✓ If there are multiple securities, then the security that meets the **Clean Energy criteria must account for at least 65%** of the total security value

Clean Energy criteria

To qualify, customers will need to provide evidence that their home meets the criteria for one of the product types below.



7 Star+ criteria

The property securing the Customer Contract must be built after 31 December 2018 and meet at least one of the below criteria:

- (a) NatHERS rating of 7 stars or higher (Evidenced by a Nationwide House Energy Rating Scheme Certificate completed by a NatHERS Accredited Assessor);
- (b) Residential Efficiency Scorecard rating of 7 stars (excluding the impact of installed / installing rooftop solar);
- (c) Passive House certification;
- (d) with respect to apartments only (i.e. a Class 2 Building under the National Construction Code), Green Star Design & As Built score of 8 points or more on the credit '15 Greenhouse Gas Emissions'; and
- (e) any other rating agreed between BA and CEFC.



Property Upgrade criteria

For the property securing the Customer Contract provide evidence that in the last 12 months:

- (a) achieved a minimum 1 star increase in improvement to the energy efficiency assessment as assessed by the Residential Efficiency Scorecard rating excluding any increase from the impact of installing solar photovoltaic system. Such assessment must be undertaken by an accredited assessor; or
- (b) implemented three or more of the below improvements in the last 12 months:
 - i In-home real-time energy monitoring system such as Wattwatchers, Solaranalytics, Efergy, Smappee, Sense, Curb, Nuerio, Flukso, Reposit Power, etc.;
 - ii Solar photovoltaic system with a minimum system size of 3kW;
 - iii Energy storage system with a minimum system size of 5kWh;
 - iv Hot water heat pump or solar hot water system;
 - v Upgrade 75% or more of all windows by area to double-glazed and/or low-emissivity coatings;
 - vi Upgrade underfloor, wall and ceiling insulation to levels set out in the prevailing National Construction Code;
 - vii Electric vehicle home charging point and provide evidence of ownership of an electric vehicle;
 - viii Upgrade to LED lights for 75% or more of all light fixtures;
 - ix If the property is air conditioned, no air conditioning unit has an energy rating below 4 stars under the Minimum Energy Performance Standards; and
 - x If the property has a pool, a pool pump with a minimum energy rating of 7 stars under the Voluntary Energy Rating Labelling Program.



High Energy Efficiency criteria

The property securing the Customer Contract must meet the requirements of 7-star+ as well as three or more of the following items:

- (a) either NatHERS rating of 8 stars or higher or Residential Efficiency Scorecard rating of 8 stars (excluding the impact of installed / installing rooftop solar);
- (b) in-home real-time energy monitoring system such as Wattwatchers, Solaranalytics, Efergy, Smappee, Sense, Curb, Nuerio, Flukso, Reposit Power, etc.;
- (c) solar photovoltaic system with a minimum system size of 3kW;
- (d) electrical energy storage system with a minimum system size of 5kWh;
- (e) hot water heat pump or solar hot water system;
- (f) if the property is air conditioned, no air conditioning unit has an energy rating below 4 stars under the Minimum Energy Performance Standards; and
- (g) if the property has a pool, a pool pump with a minimum energy rating of 7 stars under the Voluntary Energy Rating Labelling Program.

Things you should know

An Annual Premium Package Home Loan Fee \$350.00 applies

A Clean Energy Home Loan discount 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 a Premium Package Home Loan with a discount off the Premium Home Loan Reference Rate.

We draw your attention to the following (among other terms and conditions):

- (i) if more than one property secures the loan, at least 65% of the total combined property value has to meet the applicable energy efficiency criteria as advised by Bank Australia Limited;
- (ii) the principal of the loan at the time of assessment by Bank Australia Limited must not exceed AUD \$1,500,000; and
- (iii) a portion of the Clean Energy Home Loan discount is provided by the Clean Energy Finance Corporation and the Clean Energy Home Loan discount is limited in availability.

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 28th February 2020 and is subject to change without notice