

**AUSTRALIAN CAPITAL TERRITORY**  
**LAND (PLANNING AND ENVIRONMENT) ACT 1991**  
**TERRITORY PLAN**  
**DETERMINATION**  
**EXPLANATORY STATEMENT**  
**INSTRUMENT NO. 200 OF 1999**

This determination:

- 1) revokes the notice of determination No. S165 published in the ACT Gazette on Friday 30 June 1995, and
- 2) establishes (a) the methods for calculating energy efficiency ratings, and  
(b) special circumstances.

Since the introduction of the *Energy Efficiency Ratings (Sale of Premises) Act 1997*, it has been a requirement under that legislation for ACTHERS Accredited Assessors to provide a four-page assessment report which is generated from the ACTHERS software package. In this way, the prospective vendor is supplied with not only the actual rating of the dwelling, but also options for improvements which may be made to the existing home, itemising the pointscore advantages to be gained by each. This is seen as added value for the vendor and the prospective purchaser, as well as a subtle way of raising the awareness of the community in relation to the reduction in usage of non-renewable resources.

This has in effect required that all Assessors must use the ACTHERS software.

Consequently, the manual tabular assessment method is no longer required, and by formally discontinuing its use, client satisfaction is improved.