



Aboriginal
Housing
Office



Aboriginal Housing Office Solar Homes Policy



Document Approval

The AHO Solar Homes Policy has been endorsed and approved by the AHO Chief Executive:

Chief Executive

Famey Williams

Approval Date

Policy Description:

The NSW Aboriginal Housing Office (AHO) is dedicated to delivering housing assets that meet the needs of Aboriginal and/or Torres Strait Islander people living in NSW.

This policy was initiated to address the needs expressed by AHO tenants and ACHPs to improve energy efficiency measures within AHO homes and to reduce energy bills for tenants.

The purpose of this policy is to inform Aboriginal Community Housing Providers (ACHPs), Homes NSW Housing Services, Community Housing Providers (CHPs), and the public on the AHO's standards for installing solar systems in AHO properties.

Solar Homes Policy

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Contents

Terms and Definitions.....	4
1. Purpose of Policy.....	5
1.1 Purpose.....	5
1.2 Background and Policy Links	5
2. Scope.....	5
3. Legislation and Compliance	5
4. Policy Statement.....	5
4.1 Eligibility Criteria.....	6
4.2 Existing Solar Systems.....	6
4.3 Maintenance and Replacement of Solar Systems	6
5. Monitoring, evaluation, and review	6
6. Roles and Responsibilities	6
7. Support and Advice.....	7



Terms and Definitions

The table below lists key terms and/or abbreviations used throughout this document.

Term	Abbreviation	Definition
Aboriginal Community Housing Provider	ACHP	Aboriginal Community Housing Providers are registered organisations that provide housing wholly or predominantly to Aboriginal people under Aboriginal community control. ACHPs may own their own properties and may also manage properties on behalf of the AHO or other organisations.
Aboriginal Housing Office	AHO	NSW Aboriginal Housing Office is a statutory authority of the NSW Government that is responsible for the planning, development, delivery and evaluation of programs and services to support Aboriginal people in meeting their housing needs in the state of New South Wales.
Community Housing Provider	CHP	Community Housing Providers offer secure, affordable rental housing for people on very low to moderate incomes, who have a housing need. CHPs manage properties they own, and/or that are owned by the government, and may also manage properties on behalf of various entities.
Homes NSW Housing Services	HNHS	Homes NSW, Housing Services provides a range of housing solutions for both the private rental market and public housing. Homes NSW, Housing Services works with service agency partners and individuals, to provide a range of housing solutions to meet the needs of today's community.
Home NSW Property Services	HNPS	Homes NSW Property Services owns and maintains social housing properties across NSW. These properties are leased to residents by Homes NSW Housing Services. Homes NSW Property Services also leases properties directly to Community Housing Providers.
Local Government Areas	LGA	Local government areas are the local government administrative zones that make up the state of NSW. LGAs are governed by local councils.

1. Purpose of Policy

1.1 Purpose

The purpose of this policy is to set out the standards and requirements for the provision of solar systems in AHO owned properties.

1.2 Background and Policy Links

The AHO is a government agency that provides culturally appropriate housing specific to Aboriginal and/or Torres Strait Islander people residing in NSW.

The AHO Solar Homes Policy provides details on the eligibility criteria and installation of solar systems for AHO owned properties.

This policy should be read in conjunction with any relevant, AHO, Aboriginal Community Housing Providers (ACHPs), Community Housing Providers (CHPs) and Homes NSW policies and the following documents, which include but are not limited to:

- AHO Asset Management Framework.
- AHO Energy Efficiency Policy.

2. Scope

This policy applies to all AHO owned properties governed by a contractual arrangement between the AHO, ACHPs, CHPs and Homes NSW Housing Services.

This policy does not apply to properties owned or managed independently of the AHO or properties owned or managed by Local Aboriginal Land Councils (LALCs), ACHPs or CHPs that are not under contractual arrangements with the AHO.

3. Legislation and Compliance

The legislation that informs this policy includes

- Aboriginal Housing Act 1998 (NSW)
- Residential tenancies Act 2010 (NSW)
- AS4777 Grid Connection of energy systems via inverters
- AS5044 Installation of Photovoltaic Arrays
- AS3000 Electrical Installations – Selection of Cables
- AS3100 Approval and test specification – general requirements for electrical equipment
- AS1170.2 Structural design actions – general principles
- The system must comply with the Service and Installation Rules for NSW
- The system must fully comply with the Clean Energy Council design and installation guidelines.

4. Policy Statement

The AHO will install and/or upgrade solar systems on all AHO properties where it is deemed reasonable to do so. The installation of solar systems is restricted to properties that have adequate roof conditions to support the installation of solar system. The suitability of the roof will be determined by a contractor selected by AHO.



The type of solar system to be installed will be determined by the AHO.

4.1 Eligibility Criteria

All AHO properties are eligible to receive a solar installation if the property is:

- Structurally suitable (can handle the weight of solar panels on the roof).
- Is accessible to AHO contractors to conduct assessment and installation.
- The dwelling type is classified as a house or villa.
- Not part of any embedded network or classified as a strata property.

For houses or villas where the roof space is not sufficient to install the system, the contractor will attempt to install a smaller solar system compliant with the latest Australian standards at the time of installation.

For heritage-listed properties, solar panels are only able to be installed on properties that do not have restrictions on modifications to the property set by the local council.

4.2 Existing Solar Systems

In circumstances where there are existing solar systems in AHO properties, the AHO will conduct an assessment in accordance with AHO policies and guidelines.

This assessment will assess the remaining lifespan of the solar system.

- Solar systems with a lifespan exceeding 5 years will be retained and maintenance will be carried out if necessary.
- Solar systems with a lifespan of less than 5 years will be further assessed to determine if replacement, repair, or maintenance is necessary.

4.3 Maintenance and Replacement of Solar Systems

ACHPs, CHPs and Homes NSW Housing Services are responsible for the repair, maintenance, and warranties of solar systems on AHO properties managed.

ACHP are responsible for the replacement of solar systems at the end of the system lifetime for the properties they manage.

The AHO is responsible for replacement of solar systems at the end of the system lifecycle for AHO properties managed by Homes NSW Housing Services.

5. Monitoring, evaluation, and review

This policy will be reviewed and updated to reflect any significant:

- Legislative change, or
- Organisational change

6. Roles and Responsibilities

The roles and responsibilities for implementing this policy are as follows.

- ACHPs, CHPs and Homes NSW Housing Services, under a contractual agreement with the AHO, are responsible for ensuring this policy is adhered to and that their own policy documents are consistent with the policy set by the AHO.
- The AHO Director Property is responsible for ensuring that this policy is being adhered to by contracted providers.

- The AHO Director Policy and Evidence is responsible for maintaining the currency of this policy within the AHO Housing Policy framework.

7. Support and Advice

Support and advice about this policy can be obtained from the:

AHO Policy Team

- Email: Policy@aho.nsw.gov.au

AHO Regional Offices and Regional Relationship Managers

- Sydney South East:
 - Email: SSE@aho.nsw.gov.au
- Northern:
 - Email: Northern@aho.nsw.gov.au
- Western: Email:
Western@aho.nsw.gov.au

T: 02 88369444
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Monday to Friday
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