

# Electricity Pricing Update

Gibraltar Park Estate — Resident Notice

<b>Date:</b> 30 June 2026	<b>To:</b> All Residents	<b>Effective:</b> 1 July 2026
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Dear Resident,

We are writing to inform you of an update to the way electricity charges are calculated and presented on your account at Gibraltar Park Estate.

This follows a review of the electricity costs incurred by Old Bowral Estate Pty Ltd (OBE) under our supply arrangement with AGL.

## Why This Information is Being Provided

The AER has introduced additional consumer protection measures to ensure customers in embedded networks have greater visibility of their electricity charges and are able to compare those charges with pricing available in the retail electricity market.

## How Electricity Charges are Structured

Electricity charges at the village reflect the cost incurred in supplying electricity to residents. These costs generally comprise the following components:

Component	Description
Energy Charge (\$/kWh)	Based on electricity consumption recorded on your individual meter — reflects actual electricity usage at your residence.
Daily Supply Charge	A fixed daily charge per residence covering the cost of maintaining your electricity connection.
Network & Environmental Charges (\$/kWh)	Pass-through charges for use of the electricity distribution network (poles and wires) and mandatory environmental and renewable energy scheme obligations. These are set by regulators and passed on at cost.

## What Is Included in the Daily Supply Charge

The daily supply charge represents the fixed cost of maintaining your electricity connection regardless of usage. This may include network access, metering services, maintenance of electricity infrastructure and administration costs.

## What Is Included in the Network and Environmental Charges?

This component includes all remaining costs associated with electricity supply, including:

- Network (distribution) charges
- Environmental and renewable energy scheme costs

- Emissions-related charges
- Market and system operation costs (including AEMO charges)
- Metering, administration, and service-related costs

These charges are variable, may change, and are applied consistently across all residents to ensure fairness across the village.

## Market Comparison

To provide full transparency, the table below compares estate pricing to publicly available standing offer rates from Origin Energy in NSW.

Charge Type	Gibraltar Park Estate	Origin Energy NSW Standing Offer	Comparison
<b>Energy usage time-of-use rates</b> Range of usage-based rates per kWh	10.63c/kWh to 18.83c/kWh	30.11c/kWh to 56.67c/kWh	Gibraltar Park Estate is approximately 64.7% to 66.8% lower
<b>Daily supply charge</b> Fixed daily charge per residence	18.28c/day	91.20c/day	Gibraltar Park Estate is approximately 80.0% lower

*Note: Standing offer rates are generally higher than competitive market plans. Actual rates vary by network zone, meter type and tariff. Gibraltar Park Estate pricing reflects the actual cost of supply incurred by OBE.*

## What This Comparison Shows

- Resident rates are within the range of standard electricity pricing in NSW
- The structure applied at Gibraltar Park Estate is consistent with major electricity retailers
- Pricing reflects the same underlying components: energy, network, renewable and service costs

## When This Will Appear on Your Bill

The updated pricing structure will apply from 1 July 2026.

**The revised charges will be reflected in the bill issued in August 2026, covering electricity usage for July 2026.**

## What This Means for Residents

- Charges based on your actual metered electricity usage
- A consistent billing structure across all residents
- Greater transparency in how charges are calculated
- Pricing aligned with both the cost of supply and broader market electricity pricing

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**Further Information**

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If you have any questions or would like further information, please contact the OBE Accounts Team:

Email	accounts@gibraltarparkestate.com.au
Phone	(02) 4622 5000

We appreciate your understanding as we implement these changes to ensure electricity pricing remains transparent, fair and reflective of the cost of supply.

Yours sincerely,

**OBE Operations Team**

Old Bowral Estate Pty Ltd