[LANDLORD OR AGENT’S NAME]
[LANDLORD OR AGENT’S COMPANY]
[COMPANY ADDRESS]

Dear [LANDLORD OR AGENT’S FIRST NAME],

**RE: Electrification of rental property**

The ACT Government has committed to phasing out the gas network by 2045 as a component of its effort to reach net-zero greenhouse gas emissions, consistent with the Intergovernmental Panel on Climate Change advice to tackle accelerating global warming.

Whilst 2045 seems distant, there are tangible benefits in electrifying homes right now, both for residents and property owners. Residents can save substantial amounts of money on their energy bills by eliminating gas, and landlords can benefit from happier tenants and future-proofing the value of their property as the transition off gas proceeds in coming years.

The ACT Government is currently offering up to $15,000 interest-free loans to assist with the upfront cost of replacing gas appliances under the ‘Sustainable Household Scheme’. While the scheme has some financial qualifications, landlords are eligible and encouraged to apply. The costs of upgrades are also likely to be tax deductible or depreciable.

The Make the Switch website, independently developed by the Conservation Council ACT Region, recommends replacing existing gas hot water, heating and cooktop with a hot water heat pump, reverse-cycle air conditioning and induction cooktop. This is because these are the most energy-efficient technologies that will return the greatest savings on electricity consumption and running costs. Your consideration of electrification could also extend to installing rooftop solar PV panels plus battery, and electric vehicle charging points, also eligible for finance through the Sustainable Household loan scheme.

We would like to discuss with you developing a plan to replace this home’s gas appliances, prioritising hot water. Attached is a factsheet and action planner to get this process started.

Yours sincerely,

[YOUR SIGNATURE]

[YOUR FULL NAME]

Tenant
[YOUR RENTAL ADDRESS]

[DATE]

Please visit the suggested websites to learn more:

* Sustainable Households Scheme – [www.climatechoices.act.gov.au/policy-programs/sustainable-household-scheme](http://www.climatechoices.act.gov.au/policy-programs/sustainable-household-scheme)
* Make the Switch – [maketheswitch.org.au](https://maketheswitch.org.au/)