

Maximum electricity prices for land lease communities

Under the *Residential (Land Lease) Communities Act 2013* (NSW) (the Land Lease Act), operators of land lease communities must not charge land lease residents a daily supply charge or usage charge per kilowatt-hour (kWh) for the use of electricity that is more than the daily supply charge or usage charge per kWh that would be payable under the comparable market offer for that distribution district.

The comparable market offer, for a community, is the median market offer for residential customers determined by the Independent Pricing and Regulatory Tribunal (IPART) for the distribution district of the community's network service provider.

IPART is required to determine the median market offer for each distribution district in NSW at least once every 12 months. This requirement follows the passing of the *Residential (Land Lease) Communities Amendment Act 2024* (NSW).

The prices set in this determination are **maximum** prices. Operators of land lease communities can charge less than these prices, but they cannot charge more.

1 Determination of median retail market offers

IPART has determined the median retail market offer (median market offer) for each electricity distribution district^a in NSW (Table 1).^b Operators of land lease communities can charge less than these maximum prices, but they cannot charge more.

Table 1 Determined median market offer for residential customers in each distribution district in NSW (incl. GST, nominal)

Distribution district	Supply charge (cents/day)	Usage charge (cents/kWh)
Ausgrid	104.50	36.52
Endeavour Energy	108.87	36.62
Essential Energy	186.75	39.28

Note: If a determined median market offer includes a guaranteed discount, we have included the discount in the daily supply charge and/or usage charge.

Source: IPART analysis of [Energy Made Easy](#) data.

^a Distribution district has the same meaning as in the *Electricity Supply Act 1995*.

^b IPART makes this determination under section 77(5) of the *Residential (Land Lease) Communities Act 2013*, as amended by the *Residential (Land Lease) Communities Amendment Act 2024*.

2 Commencement and term

This determination commences on 25 September 2025. It remains in effect until it is revoked or replaced.

3 Replacement of the previous determination

This determination revokes and replaces *Determination - Maximum electricity prices for land lease communities - 31 July 2024*.¹

4 Why maximum prices are different in each network

In NSW, retail electricity prices vary by network because of differences in distribution infrastructure (poles and wires) costs and population density. In metropolitan areas like those serviced by Ausgrid and Endeavour Energy, higher population density means network costs are lower per customer. On the other hand, network costs in regional areas like those serviced by Essential Energy are around 60%² higher on average than metropolitan areas. This is because the distribution infrastructure covers a larger geographic area with a sparser population. As a result, retail electricity prices in regional areas can be materially³ higher than prices in metropolitan areas.

5 How we set maximum prices

Figure 1 outlines our approach for calculating the median market offer based on data from [Energy Made Easy](#), the Australian Government’s price comparator website. A detailed methodology document is available on the IPART website.

Figure 1 Our methodology for calculating the median market offer

Download data Extract data on all available retail electricity offers in NSW from Energy Made Easy	Clean and exclude offers^a Clean the data and exclude offers based on eligibility requirements and offer types, to ensure we only include offers that are available to most customers.	Calculate bills For each offer, calculate the expected annual bill at a consumption level of 2,400 kWh per year. ^b Annual Bill = (Daily Supply Charge * 365) + (Usage Charge * kWh) + Membership Fee) * 1.1 (GST) Note: after any guaranteed discounts.	Extract the median offer We extract the median offer based on the offer with the median annual bill.
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a. Cleaning the data also means we remove rows with missing information and put all price information in a consistent format.
b. This is the average consumption per year for customers living in caravan parks, based on a sample of actual bills from 2021 to 2023.

¹ IPART, *Determination - Maximum electricity prices for land lease communities - 31 July 2024*, 31 July 2024.
² Australian Energy Regulator, *Final Determination, Default Market Offer Prices 2025-26*, 26 May 2025, p 20.
³ IPART, *Energy Market Monitoring Report 2023-24*, November 2024, p 89.