

Our Ref: **AER25011505**  
Contact Officer: Tom Soo  
Contact Phone: [REDACTED]

4 December 2025

Douw de Kock  
Chief Executive Officer  
RMS Utilities Pty Ltd  
1207/9 Yarra Street  
South Yarra VIC 3141  
By email: [REDACTED]  
CC: [REDACTED]

Dear Douw de Kock,

**Re: Notice of Acceptance of eligibility to register network exemption – Stockland Forster Shopping Centre**

I refer to the application of Stockland Trust Management Limited (Stockland)<sup>1</sup> and Energy Bay Oscar Fund Pty Ltd as the trustee for the Energy Bay Oscar Fund (Energy Bay)<sup>2</sup> (the Applicants) for eligibility to register network exemptions under the requirements of clause 4.9 of the Network Service Provider Registration Exemption Guideline<sup>3</sup> (Guideline) to create an embedded network at Stockland Forster Shopping Centre, Breese Parade, Forster NSW 2428.

I am writing to inform you that the application satisfactorily addresses the requirements of clause 4.9. We therefore issue this Notice of Acceptance effective from 4 December 2025 and confirm that the Applicants are now eligible to register the relevant network exemptions for publication on the AER's public register of exemptions.

We have assessed this application against the eligibility criteria set out in version 6 of the Guideline as it was the version in effect at the time the application was submitted to the AER. Please be advised that any retrofit applications submitted to the AER after 1 September 2025 will be assessed against the retrofit eligibility criteria set out in Appendix C of the [Guideline](#) (version 7).

***Eligibility for exemption in relation to conversions of existing networks***

In accordance with condition 4.1.12.1 of the Guideline (version 6), an embedded network must not be created without the written consent of existing energy consumers who will be included within the proposed network.

<sup>1</sup> ABN 86 001 900 741.

<sup>2</sup> ABN 86 236 720 454.

<sup>3</sup> Network Service Provider Registration Exemption Guideline (Version 6), March 2018.

In addition, clause 4.9.7 stipulates that a network must not be converted until the effective date specified in this notice.

Parties who are issued with a Notice of Acceptance under clause 4.9 are eligible to register and hold network exemptions for the network at that particular site according to the appropriate activity class. Activity classes are detailed under section 3 of the Guideline (version 7) and are subject to the further conditions detailed in section 4.

Failure to observe the conditions of exemption may render an exemption invalid. Owning, controlling or operating a network without registration with the Australian Energy Market Operator (AEMO) or holding a valid exemption from the AER constitutes a breach of section 11(2) of the National Electricity Law.

***Additional conditions applicable to the network exemption class(es) registered***

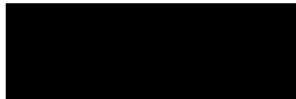
In addition to the conditions usually applicable to the network exemption class(es) held in relation to the embedded network at this site, the Applicants must also comply with the conditions of clause 4.9. These conditions concern:

- retaining consent records for a period of at least 2 years
- facilitating the continuation of a customer's energy contract with their current retailer
- maintaining a customer's direct connection to the registered distributor
- offer matching
- avoidance of duplicated network charges
- liability of the costs of metering/network changes
- the ability of metering arrangements to allow for access to retail competition.

For the full list of conditions refer to the [Guideline](#).

If you have any further queries, or would like to discuss this further, please contact Tom Soo on

Yours sincerely

  
Sarah Pinchuck  
Director (a/g)  
Compliance and Enforcement

Sent by email on: 04.12.2025