



Renewable Energy Solutions for Stacey, STRATA COMMITTEE MEMBER



Smart Energy Future

STACEY WANTS TO:

- Lower electricity bills for common property
- Help building residents move to clean energy
- Have more control over common property energy use and supply
- Plan how the Capital Works Fund could be used for energy efficiency improvements and renewable energy systems

CURRENT OPPORTUNITIES:

- Develop a business case for solar PV and potentially battery storage. Solar PV can attract discounts of around 25% compared to grid-supplied electricity and battery storage is rapidly becoming cheaper.
- Hire a sustainability assessor (such as [Wattblock](#), [Sustainability Now](#), or [Huxham Energy Consulting](#)) to create a sustainability plan and business case. Key elements of the plan include:
 - Best use of any available roof space for solar PV for common property, individual apartments, or both
 - If solar PV for individual apartments is possible, also draw up a Common Property Rights by-law that will allow owners to install PV, subject to conditions, without further need for general meeting approval and individual by-laws
 - Let investor-owners know about services such as SunTenants
 - If there's not enough suitable roof space to meet all needs, prioritise solar PV for common property. If there's useful space left over, evaluate solutions such as Allume or Matter to share solar behind the meter
 - If there is limited opportunity for solar PV, investigate the feasibility of investing in community renewables
- Review the owner's corporation's energy contracts and purchase renewable energy or switch to carbon neutral electricity
- Evaluate options and provide facilities for vehicle charging
- Include longer-term energy efficiency upgrades and renewable energy systems in the Capital Works Fund plan

By-laws:

Decisions to alter the common property can only be made by a special resolution at a general meeting of the owners corporation. A special resolution is passed if no more than 25% of the value of the votes cast at the meeting (in person or by proxy) are against the motion. This is different from the common myth that 75% of all owners need to agree.

NEAR FUTURE OPPORTUNITIES:

- Buy energy efficient appliances when those used on common property reach their end of life, e.g. communal washing machines and dryers.

- Investigate peer-to-peer energy trading among residents.

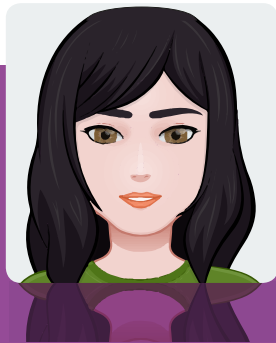
OTHER COST SAVING OPPORTUNITIES:

- Improve energy efficiency of common property by:
 - undertaking an energy audit of common property (self-audit or professional, where a business case will be prepared)
 - developing business cases for each opportunity and seeking approval at a general meeting to implement energy efficiency initiatives
 - optimising the operation of common property plant and equipment e.g. timers, pool heating.
- Plan to replace centralised gas hot water systems by solar or heat pump systems once they near their end of life
- Obtain a NABERS rating for the common areas of the apartment building to assess its energy efficiency

WHO CAN HELP STACEY?

- Energy audits: Professional energy auditors that specialise in apartment buildings. Some are listed in Green Strata's [Products and Services catalogue](#).
- Electricity monitoring/metering: If the building is on a commercial electrical contract, ask your retailer. Many retailers now offer free online data tools. The applicability of other products can depend on who provided the meter. SmartMeter Utility Management Solution (SUMS) works with most meters.
- Solar PV: Any reputable solar PV installer with strata experience and approved by the [Clean Energy Council](#), [Allume](#) or [Sun Tenants](#) (if solar PV is to be shared behind the meter for common property and individual apartments), [Power Ledger](#) for peer to peer energy trading between residents.
- Community renewables: Community renewables are explained in this [article](#). Contact groups such as [Community Power Australia](#), [ClearSky Solar Investments](#), [Enova](#) or [Solar Cloud](#).
- Purchasing renewables: [GreenPower](#) can be purchased through electricity retailers or other providers such as [Climate Chest](#) (GreenPower® is tax deductible if purchased through a community organisation such as Climate Chest)
- Carbon neutral electricity suppliers such as [Energy Australia](#), [Powershop](#), [Energy Locals](#)
- Energy efficiency measures: Reputable products and installers, [energy ratings of appliances](#)

Download these fact sheets on the "Smart Energy Future" homepage to be able to click on links directly.



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Electricity from solar and wind farms is now cheaper than from new gas and coal-fired power plants.



Solar and Batteries reward their users and provide benefits to the national electricity network. Distributed generation increases grid resilience and reduces the need for network investment.



Roof space is best dedicated to solar electric panels in preference to hot water systems, as the benefits will be greater.



Electric cars can be charged and fuelled by solar electric panels, which uses local renewable energy rather than importing fossil fuels.



Both reverse cycle air conditioning on heating mode and hot water heat pumps produce renewable energy from the outside air, both at night or in the shade.



100% renewable energy can be achieved by disconnecting from gas and switching all appliances to electricity powered from renewables.



In most cases, investing in renewable energy adds value to property.



Renewable energy can be bought from any address.



If the building is overshadowed, heat pumps for hot water and heating can be an option.



If there is both gas and reverse cycle air conditioning available, using the air conditioner on heating mode will reduce heating costs by around one third, and reduce emissions.



Typically, in combination, rooftop solar electricity and hot water heat pumps deliver one of the cheapest hot water solutions. Storing solar energy in hot water systems is the cheapest method of energy storage.

Did you know?

- North Sydney Council uses renewable energy in many of its buildings because of the cost benefits, including solar electricity, solar hot water and heat pumps for space heating and hot water.
- North Sydney Council purchases 50% GreenPower for its six largest sites.
- North Sydney Olympic Pool has heat pumps which deliver 750kW of renewable energy, costing half as much to run as gas boilers, and a 100kW solar hot water system for pool heating.



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