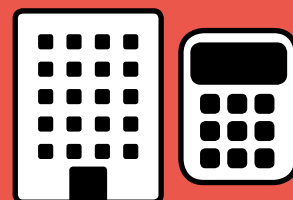


Renewable Energy Solutions for ADAM, LANDLORD/INVESTOR IN AN APARTMENT

Smart Energy Future



ADAM WANTS TO:

- Offer a high value property
- Attract good tenants
- Invest capital funds in measures that provide a financial return

CURRENT OPPORTUNITIES:

- Install solar panels on the roof of his apartment (will help to retain tenants):
 - become a micro electricity retailer by installing solar panels and selling the electricity to his tenants at a discounted rate (allowed by the Australian Energy Regulator, maximum nine tenants). Adam earns a profit through the tenants and the tenants get cheaper electricity than they would from a conventional retailer.
 - outsource the metering/monitoring and the billing solution to a third party like Sun Tenants, or Power Ledger.
 - approach the owners corporation. Strata PV Installations need to be approved by a special resolution at a general meeting. PV installations by individual apartment/townhouse owners also need a Common Property Rights by-law passed by a special resolution at a general meeting. A special resolution is passed at a properly convened general meeting 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.
- Nominate for the strata committee and advocate for energy efficiency on common property; solar PV; and by-laws that cater for all owners.
- If applicable, lobby the owners corporation to install a heat pump (reverse cycle air conditioner) for heating, which also works in the shade.
- Lobby for the installation of solar hot water or heat pumps for heating water.
- Lobby the owners corporation to install electric vehicle charging stations

OTHER COST SAVING OPPORTUNITIES:

- Influence the owners corporation to be more energy efficient
- Push for old lights to be replaced by LED with smart controls in all common property

- Obtain a NABERS rating for the common areas of his apartment building to assess its energy efficiency. When NABERS became mandatory for commercial buildings, the value of properties increased, while running costs decreased. It is likely that the same will happen with apartment buildings.
- Always improve efficiency of building before installing solar electricity
- North Sydney Council will pay for energy audit to determine best options (for local LGA)

NEAR FUTURE OPPORTUNITIES:

- Install battery storage in addition to the solar PV – more than 400 new batteries are being installed in Australia every week with numbers increasing exponentially. Innovative solutions are improving the business case even further.
- Lobby the owners corporation for the implementation of peer-to-peer energy trading within the apartment block.

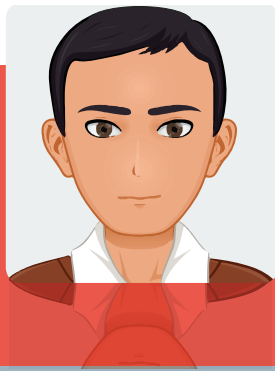
WHO CAN HELP ADAM?

- Solar PV:
Any reputable solar PV installer (e.g. approved by the [Clean Energy Council](#))
- Metering and billing solutions:
Providers like [Sun Tenants](#), [Power Ledger](#), [Allume](#), [Wattwatchers](#)
- Energy efficiency measures:
Reputable products and installers, [energy ratings of appliances](#)
- Independent assistance:
Our Energy Future helpline: 1300 339 915
Council's sustainability team: 9936 8100, Council's [Green Events](#) program, [Renew Energy Consult](#), [Green Strata service providers](#)
- Compare energy offers at [EnergyMadeEasy.gov.au](#)
- Compare the environmental performance of electricity retailers at <https://www.greenelectricityguide.org.au>

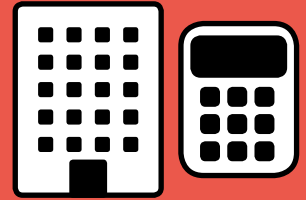
Download these fact sheets on the "Smart Energy Future" homepage to be able to click on links directly.

HELPFUL ONLINE INFORMATION:

- [Renew](#)
- [Guide to comfortable and sustainable homes](#)
- [Renew Economy online publication](#)



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Smart Energy Future



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.



Renewable energy can be bought from any address.



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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