



Renewable Energy Solutions for CONNY, INVESTOR IN A COMMERCIAL PROPERTY

Smart Energy Future



CONNY WANTS TO:

- Offer a high value property
- Attract good tenants
- Use clean energy

CURRENT OPPORTUNITIES:

- Install solar panels on the roof of her property:
 - Conny can become a micro electricity retailer by installing solar panels and selling the electricity to her tenants at a discounted rate (allowed by the Australian Energy Regulator, maximum nine tenants). Conny earns a profit through the tenants and the tenants get cheaper electricity than from a conventional retailer.
 - Conny can outsource the metering/monitoring and the billing solution to a third party like Sun Tenants, or Power Ledger, who can provide a full solution of solar, metering and the billing of the tenant.
- In strata-titled properties, Conny needs to approach the owners corporation. Strata PV Installations need to be approved by a special resolution at a general meeting. PV installations by individual businesses 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 are needed to agree.
- In strata-titled properties, 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 the owners corporation to install electric vehicle charging stations

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 P2P energy trading.

OTHER COST SAVING OPPORTUNITIES:

- Influence the owners corporation to be more energy efficient
- Lobby for the installation of solar hot water or heat pumps for heating water
- Undertake an Environmental Upgrade Agreement
- Join [CitySwitch](#)
- Join [Better Business Partnerships](#)
- North Sydney Council will pay for energy audit to determine best options (for local LGA)

WHO CAN HELP CONNY?

- Solar PV: Reputable solar installers (e.g. approved by the [Clean Energy Council](#))
- Metering and billing solutions: Providers like [Sun Tenants](#), [Power Ledger](#), [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

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

HELPFUL ONLINE INFORMATION:

- [Renew](#)
- [Renew Economy online publication](#)



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



Renewable energy can be bought from any address.



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.



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



Typically, over 10 years, solar PV costs are between half or a third of grid-supplied energy costs.



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.



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.



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



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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