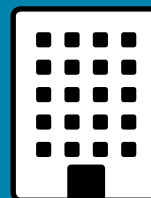




Renewable Energy Solutions for OWEN, OWNER/OCCUPIER OF A STRATA-TITLED APARTMENT



Smart Energy Future

OWEN WANTS TO:

- Lower his electricity bills
- Invest capital funds in measures that provide a financial return
- Use clean energy
- Have more control over his energy use and supply

CURRENT OPPORTUNITIES:

- Lobby the owners corporation to get solar PV installed – either for common property only, for his apartment, or both. 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 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.
- Have information ready for a solar PV installation, such as photographs of the switchboard and electricity meter, as well as a copy of the electricity bill.
- Nominate for the strata committee and advocate for energy efficiency on common property, solar PV and by-laws that cater for all owners.
- Purchase renewable energy
- Switch to carbon neutral electricity
- Invest in community renewables
- If applicable, install a reverse cycle air conditioner for heating, which is one of cheapest methods of heating.
- Lobby the owners corporation to install a heat pump for hot water (heat pumps can work at night and in the shade).
- Fully electrify the apartment and car, and power through solar PV (refer to [MyEfficientElectricHome Facebook page](#)).
- Lobby the owners corporation to install electric vehicle charging stations

NEAR FUTURE OPPORTUNITIES:

- Lobby the owners corporation to install more solar and battery storage. More than 400 new batteries are being installed in Australia every week and innovative solutions are improving the business case even further.
- Investigate peer-to-peer energy trading amongst residents.

OTHER COST SAVING OPPORTUNITIES:

- Change old lights to LED with smart controls
- Always improve efficiency of building before installing solar electricity

- North Sydney Council will pay for energy audit to determine best options (for local LGA)
- Lobby the owners corporation to get LED lights installed on common property. A special resolution at a general meeting is required to alter 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.

WHO CAN HELP OWEN?

- Solar PV: Any reputable solar PV installer (e.g. approved by the [Clean Energy Council](#)) with strata experience; [Allume](#) or [Sun Tenants](#) (if solar PV is to be shared behind the meter for common property and individual apartments); [Power Ledger](#) for P2P 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](#)
- Incentivising renewable energy on an international scale: Solutions like [SolarCoin](#), [NRGcoin](#)
- 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](#)
- 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 [www.greenelectricityguide.org.au](#)

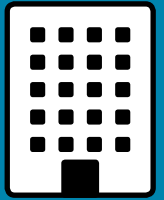
Download these fact sheets on the "Smart Energy Future" homepage to be able to click on links directly.

HELPFUL ONLINE INFORMATION:

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



Renewable Energy Solutions for OWEN, OWNER/OCCUPIER OF A STRATA-TITLED APARTMENT



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.



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.



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.



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



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



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



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.



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

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.



www.northsydney.nsw.gov.au