

Simplifying Energy for Strata



Solar FAQ's

- **How will installing Solar benefit the Owners Corporation?**

Solar reduces the reliance on the energy grid for the OC's power usage. Depending on the system it will vary as to how much solar can be used to offset the rising cost of electricity.

- **Can we convert all of our power to Solar?**

It is unlikely to be possible for a common area power in strata to rely solely on solar energy from their system to replace all usage requirements. Strata tends to use more power in the evenings in common areas and car parks as tenants return from work, and solar on its own can only be used during daylight hours.

- **Is there a way to get increased benefit from our solar installation?**

Yes - in conjunction with a solar installation, you can also opt to install batteries that can store the unused or excess solar energy produced during the day for use in the evenings to further reduce usage from the grid.

- **Solar is a large capital outlay for a strata plan - what options exist to help minimise this?**

There are many companies who can offer a solar PPA (power purchase agreement) in which the OC requires zero capital outlay, and the provider owns and maintains the solar system for a designated period.

How does a solar PPA agreement work and who finances them?

Each agreement will vary from supplier to supplier. Contract terms can vary from 5-20 years. Strata Energy Services has developed a model in conjunction with our solar partner that benefits both the OC and the supplier. The OC will see a reduction in their energy bill and the solar part of their energy usage will be billed at a set rate that covers the cost of the system over time and is more than offset by the reduction in the sites consumption from the grid.

- **Can we transfer the contract or cease the contract earlier than the term?**

Yes, however there will be early exit fees and a buy out amount with any supplier - you would need to confirm the terms in your contract.

- **What strata legislation will impact the deployment of assets in a common area?**

A 50% approval rate from attendees at an AGM or EGM is required for all sustainability initiatives. This is lower than the usual 75% and applies only to sustainability projects.

- **What criteria are important when considering Solar deployment?**

There are a number of factors for consideration, such as roof capacity, roof type, height, space in meter room etc, but most Solar installers can determine your viability free of charge.

- **Are there any government/legislative applications that need to be completed for the use of Solar?**

Yes, and most suppliers will do this on your behalf including claiming the solar rebates