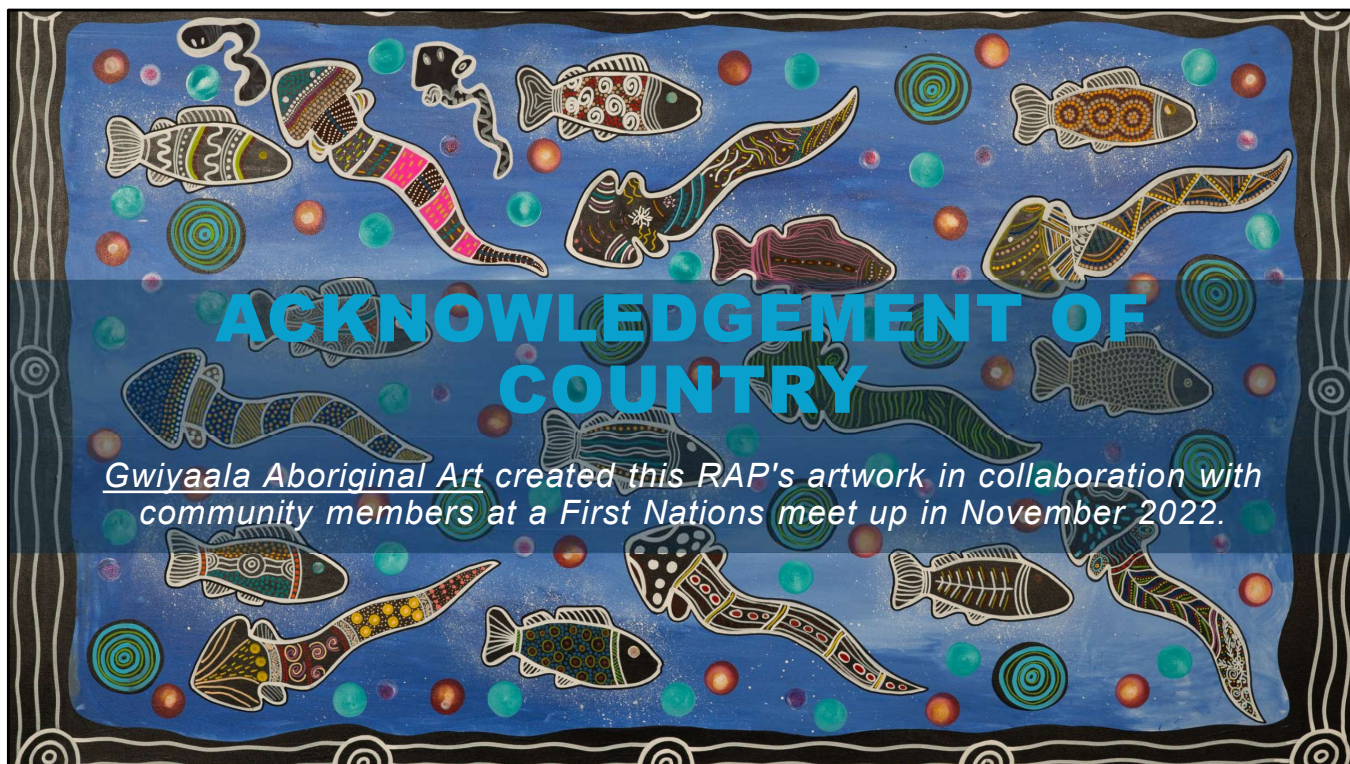


# BUILDINGS NETWORK



## CONTENTS

1. Introduction
2. How to run high performing Strata Committees with Strata Lawyer Amanda Farmer
3. EV charging and NABERS rating with Gareth Huxham
4. Q&A



## HOUSE KEEPING



Amenities



Emergency



Sticky notes for questions



Catering



## BUILDINGS NETWORK



Show of hands – attended previous information sessions?



Platform for building and strata managers, and committee members to share challenges, exchange ideas and practical knowledge, and collaborate with Council to solve a range of ongoing waste problems associated with apartment living.



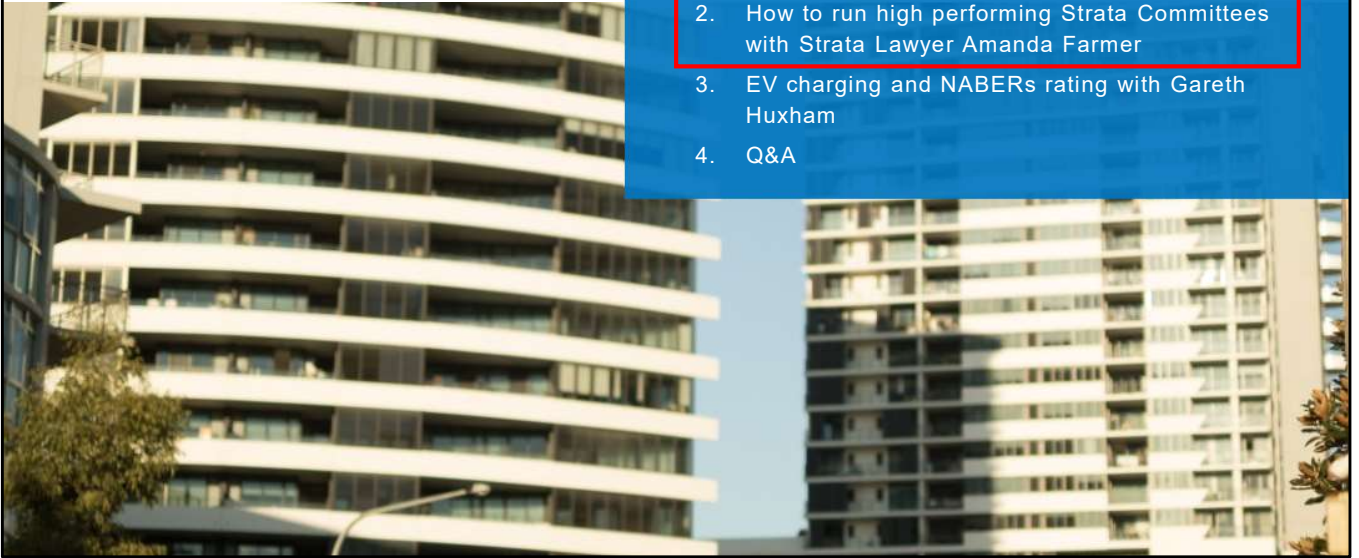
The program was developed to help connect residents with Council and to provide easy access to information



The network aims to meet up to four (4) times a year and aims to provide information to residents.

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# How to Achieve a *High Performing* Strata Committee

- with *Amanda Farmer*

14 March 2024

## Princess Catherine's photo editing caper a 'massive own goal' for royal family



Rob Harris

Updated March 12, 2024 – 5:14am, first published March 11, 2024 – 9:51pm

Save

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A

A

A

231

View all comments



**London:** Catherine, Princess of Wales, has issued a personal apology for causing “any confusion” after admitting she edited a family photograph that was [withdrawn by picture](#) agencies amid suspicions it was digitally altered.

Unless you've been...  
Have probably seen this

How did this happen?

- trying to cover up
- Failing to be real, genuine, to be TRANSPARENT
- [still trying to cover up, making it worse - not releasing the real photo]

I don't work with royal families. (But I do work with strata owners every day, who are dealing with - often suing - strata committees that are acting like the Royal Family.)

What do I mean? They are trying to cover things up. They are completely lacking in transparency, assuming they are above the law, and in the process, kicking “own goals” and ending up in embarrassing often EXPENSIVE situations.

I want you to avoid all that. Avoid it as owners, avoid it as committees.

How do we do it?



## 3 Steps to Ensure Transparency

1. Have meetings
2. Issue agendas and minutes to ALL
3. Issue regular written reports

What we need is transparency. Been known to call it “RADICAL” transparency.

3 really effective steps committees can take ensure transparency

You’re committee members. Do this. You’re not? Suggest this. Or when you get on the committee, do this.

### **1. Have strata committee meetings**

How many of you do? Formal committee meetings

Notice

Location - in person or online

Professional chair

Owners present

Minutes

Regularity

Written (paper) vote or a pre meeting electronic vote - only occasionally

Have ‘town hall’ style meetings to consult on big issues. No binding decisions, canvassing opinions.

### **2. Issue agendas and minutes to all (even if you don’t have to)**

Small building: agenda on notice board, minutes to all. But send agenda to all too.

Large building: agenda to all, minutes on notice board. But send minutes to all too. Why not?

Owners can attend. They can't speak or vote, but can attend.

Allow them to attend. Encourage them to attend.

When they complain later: you were invited to attend

### **3. Regular written reports**

Who does this?

Regular newsletter

Annual committee report

Great historical record

#### **Sum up**

All leads to greater transparency

"There's nothing to see here"

You're not opening yourself up to criticism, you're saving yourselves from criticism.

## THE CHAIRPERSON?



### 42 Functions of chairperson of owners corporation

The functions of the chairperson of an owners corporation include the following—

- (a) to preside at meetings of the owners corporation and the strata committee of the owners corporation,
- (b) to make determinations as to quorums and procedural matters at meetings of the owners corporation and the strata committee of the owners corporation.

**What is the most powerful position on a strata committee?**

# THE SECRETARY!



## 43 Functions of secretary of owners corporation

The functions of a secretary of an owners corporation include the following—

- (a) to prepare and distribute minutes of meetings of the owners corporation and submit a motion for confirmation of the minutes of any meeting of the owners corporation at the next such meeting,
- (b) to give on behalf of the owners corporation and the strata committee of the owners corporation notices required to be given under this Act,
- (c) to maintain the strata roll,
- (d) to enable the inspection of documents on behalf of the owners corporation in accordance with this Act,
- (e) to answer communications addressed to the owners corporation,
- (f) to convene meetings of the strata committee and (apart from its first annual general meeting) of the owners corporation,
- (g) to attend to matters of an administrative or secretarial nature in connection with the exercise of functions by the owners corporation or the strata committee of the owners corporation,
- (h) any other functions conferred on the secretary under any other Act or law.

## These are the functions in s 43 -

Member call - Greg's experience

Didn't realise he could:

Convene a general meeting at any time

19 Other general meetings

(1) The secretary or a strata committee of an owners corporation may convene a general meeting (that is not an annual general meeting) of the owners corporation at any time.

Prepare the minutes (pod ep this week...)

Maintain the strata roll

Enable the inspection of documents on behalf of the OC

Answer communications addressed to the OC

Convene meetings of the SC

**When you have the power to convene a meeting, that's a big deal in strata.** Because that's where decisions are made.

Nominate for the secretary position, every time.





But remember:

As our friend spider man is told: Great power, great responsibility

If you're going to be the secretary, you've got to make sure you know what you're doing.

Client

3 lot building - heritage building

The secretary was abusing her power. Spending money, instructing contractors (her mates). No meetings

Application for compulsory appointment.

Scathing decision, the Tribunal found that the conduct of the secretary had gone beyond what falls within section 43 of the SSMA and beyond what has been delegated to her by the OC or the SC.

The Tribunal was satisfied that the committee is not functioning properly due to the autocratic conduct of the secretary, which was established by the evidence.

She was named and shamed in that decision.

## Smart Handling of TRICKY Strata Situations

*The serial complainant*

*The ineffective strata manager*

*Internal committee conflict*



Transparency - no. 1 way to avoid tricky situations.

### **The serial complainant:**

don't ignore them

There is a kernel of truth in their complaints

Will end up in litigation.

Nip things in the bud.

Save MONEY on legal fees.

### **The ineffective strata manager**

move on. You don't know how good things can be. A BM is a good idea too.

Can get out early...They may not want you either!

Campaign for change

Michelle:

She was doing the work of the strata manager and she was surrounded by committee members who wanted it both ways. What do I mean? They don't want to spend money AND they want everything done for them, don't want to roll up their sleeves. Not possible.

In our hour online together I armed Michelle with some ideas and some strategies to solve this problem. A few months later I checked in with Michelle and she said that after

putting in place what we discussed, her building had

- ✓ amicably parted ways with their strata manager
- ✓ agreed to award Michelle an honorarium for her services to the community
- ✓ started convening regular strata committee meetings to keep projects on track and owners informed
- ✓ completed a successful remediation works project and is thrilled with the result
- ✓ planned the engagement of a building manager

AND her community is on track to save over \$50,000 in the next year! How?

- Outstanding levy arrears collected to the amount of \$10k
- Outstanding reimbursements from lot owners collected to the amount of \$3k
- New energy provider gaining a saving of \$6,700 per year
- New insurance broker and suddenly the market opened up, saving a whopping \$20k
- Insurance commissions are rebated to them. This year \$3,300.
- Now registered for GST, gaining a reimbursement at the end of the financial year of \$16k - \$20k (factoring in their remediation works).

#### **Internal committee conflict**

Only takes one to derail the rest?

Keyboard warrior - TUI - typing under the influence?

Disengaged committee members who don't read anything?

Really is best that they resign.

Hard to talk to these people - they are your neighbours

## Words to use:

- *“This must be a busy year for you”*
- *“I completely understand that you would want to reconsider your commitment”*
- *“Sam said they were interested in getting involved...”*
- *“We’re planning to set up a sub-committee: they could really use your skills there, and the commitment is more manageable.”*

Just need the right words...





# Q & A

QandA time

A little while ago similar presentation for a local council

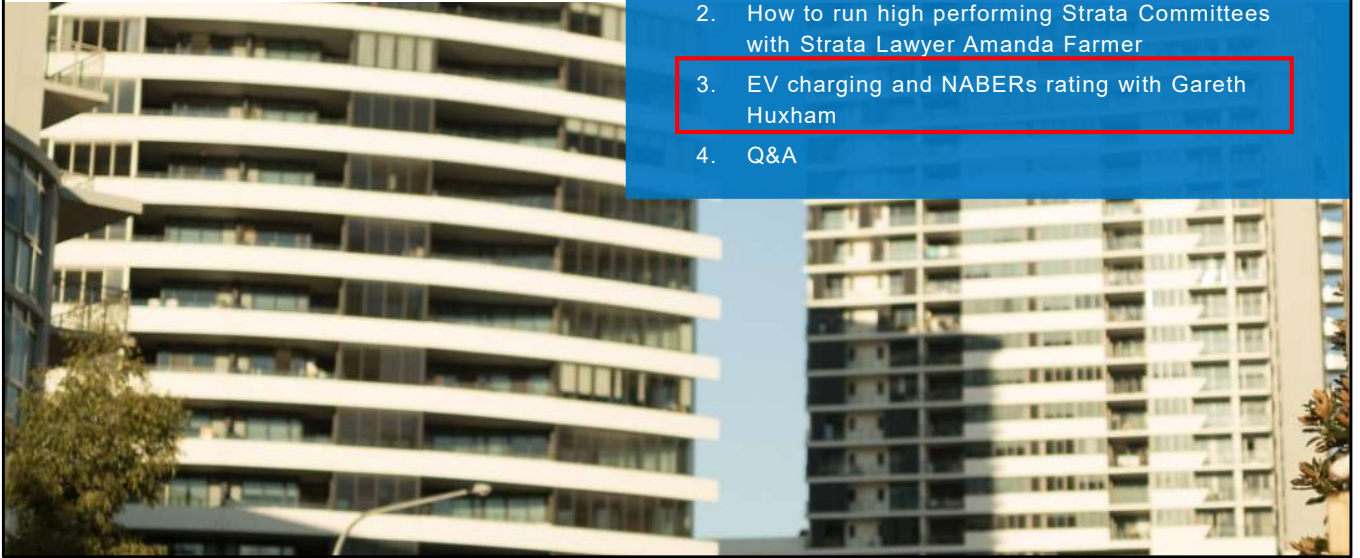
After our QandA session concluded, there were still more questions!

I've solved that problem

If you don't get your question answered by me tonight, or you want to go deeper on a particular issue, I invite you to check out what I'm offering for owners and strata managers inside my online membership community. The place to go to find out more and to join us is:

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# Buildings Network

NABERS for Apartment Buildings  
EV Charging in Apartment Building  
Gareth Huxham  
[Gareth@energysmartstrata.com.au](mailto:Gareth@energysmartstrata.com.au)



<https://www.nabers.gov.au/ratings/spaces-we-rate/apartment-buildings>

#### National Australian Built Environment Rating System

NABERS provides a rating from one to six stars for a buildings efficiency across: Energy, Water, Waste, and Indoor environment

NABERS for Apartment Buildings launched in June 2018. It covers Energy and Water.  
It is voluntary, not mandatory.

NABERS ratings are legally required for commercial building owners/managers where spaces within office buildings are 1,000 square metres or more.

The NSW Government mandates 5 Star NABERS Energy ratings for owned or leased office buildings occupied by NSW Government.

NABERS customers have reduced their energy use by an average of 30-40% over a 10 year period.





4.5<sup>★</sup>  
NABERS  
ENERGY



This certificate certifies that

**Your Building**

Achieved 4.5 - star NABERS Energy Rating for

**Your Building**

This rating is valid until

27 June 2024



**BENEFITS TO  
APARTMENT  
BUILDINGS**



REDUCE ENERGY  
& WATER BILLS



REDUCE  
ENVIRONMENTAL  
IMPACT



IMPROVE WATER  
EFFICIENCY



ALIGN WITH COMMUNITY  
AND RESIDENT  
EXPECTATIONS



INCREASE BUILDING  
VALUE



ATTRACT PREMIUM  
TENANTS



INCREASE RENTAL  
YIELDS



INFORM YOUR 10 YR  
CAPITAL ASSET PLAN



NABERS conducted with an energy audit and water audit

Ideally a level-2 energy audit

And data logging of the water meter

At the least, a **NABERS roadmap report**

A yearly NABERS rating is a way to check your performance, identify issues, and opportunities



## STEPS TO A RATING



### 1. GET READY

Visit NABERS website.  
Obtain 2-3 quotes from a NABERS accredited assessor to understand scope of work (site hours and consulting hours).  
Align with an AGM or arrange a dedicated meeting to obtain owners corporations' sign off on a NABERS rating.

### 2. GATHER YOUR DATA

You'll need 12 months historical data on your energy and/or water consumption and some evidence about the size and features of your building.  
Your assessor will advise you on what you need to provide.

### 3. ACHIEVE NABERS CERTIFICATION

Organise access for your assessor to conduct a site visit to validate your information.

### 4. IMPROVE YOUR RATING

Your NABERS rating lasts for 12 months.  
Take action.  
Enjoy savings.  
Get annual ratings so that you can track improved performance.



- 12-months of common area utility bills: electricity, gas, water
- Strata Plan document
- Financial statement with itemized list of payments
- Site inspection:
  - Count car spaces, classify as naturally or mechanically ventilated. Is there a CO monitor.
  - Is there a pool/spa, is it heated, how many months a year.
  - Is there a gym.
  - Number of apartments, floors, lift serviced floors.
  - And other items...





#### Common issues to address

Do we have 12-months of common area utility bills: electricity, gas, water?

Are there bills with estimated reads?

Typically this occurs for gas accounts. If so, your building may not be able to be rated.

Does your site operate as a BMC? Are there multiple strata plans, entities?

Are there shared services? If so there need to be accounted for.

These would listed in the **Strata Management Statement (SMS)**

Meter no. WT038669

Read date	Read type	Start read	End read	Units	Mult.	Conversion factor	Usage MJ
30 Jan	Estimate	1,674	2,640.98	966.98	10	0.550682	5,325



How to improve

- Reduce your energy and water usage.
- Install a CO monitor to control car park ventilation.
- Improve data management.
- Sub-meter and exclude energy or water usage where possible.





Renewable Energy Indicator (REI)

This is the % of energy usage supplied by renewable energy.

There is already a certain amount of renewable energy in the grid as part of the electricity you purchase. This is known as the Renewable Power Percentage (RPP) . This percentage varies year to year and is published by the Clean Energy Regulator. In the 2023 the RPP was 18.96%.

Your site can increase the % of renewable energy (REI) by purchasing GreenPower.





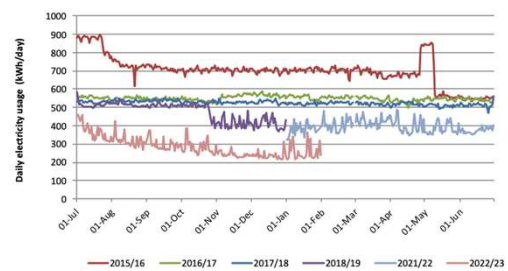
Examples - Site improved from 3.5 stars to 5 stars from 2020 to 2023.

Reduced electricity usage by 60% over 8 years.

Installed 2 solar arrays, one with battery storage.

Installed CO control system on car park ventilation.

Upgraded lighting to LED lighting with motion sensors.





# EV Charging

Option 1 - Residents install their own EV charger

Option 2 - Common / shared parking space EV charging

Option 3 - Whole-of-building approach 'install EV charging backbone infrastructure'

This can include other options:

- A modular / phased approach.
- Meet NCC.

<https://www.energy.nsw.gov.au/business-and-industry/programs-grants-and-schemes/electric-vehicles/electric-vehicle-ready/strata>



NSW Climate and Energy Action



## EV Charging

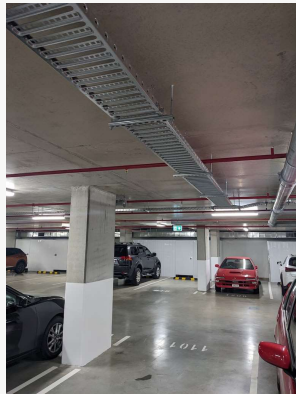
We don't want to see this



## EV Charging



Apartment Building Bondi Junction (Built 2021)



NSW Government image

## EV Charging - Charger types

Level 1	Level 2	Level 3
AC	AC	DC
Slow trickle charger	Standard charger	Fast charger
Typically 2.3kW 10A single phase	Typically 7.4kW, 32A single phase	30kW to 150kW
12km/hour	7.4kW, 32A single phase = 40km/hr 11kW, 16A 3-phase = 60km/hr 11kW, 32A 3-phase = 120km/hr	60kW, 100 Amps DC = 320km/hr 120kW, 230 Amps DC = 650km/hr
Typically not recommended for apartment buildings, slow-charging, not a long-term solution. Can plug into a GPO.	Recommended	Typically not recommended for apartment buildings, high cost, very high demand (Amps)

## EV Charging – Strata laws

NSW strata legislation requires that changes to common property require specific steps to be taken as noted in [Section 108 of the Strata Schemes Management Act \(SSMA 2015\)](#)

The [Strata Schemes Management Amendment \(Sustainability Infrastructure\) Bill 2020](#) categorises the installation of EV charging infrastructure as a sustainability infrastructure upgrade.

Voting requirements for these types of works to proceed are that 'less than 50% are against the resolution'

## EV Charging – The steps

Step 1 – Survey

Step 2 – Energy Assessment

Step 3 – Evaluate Options

Step 4 – Evaluate Payment Options

Step 5 – Plan Approval Processes and Identify Funding Solution

Step 6 – Manage the installation of EV Chargers

# EV Charging – The steps

## Step 1 – Survey

[https://www.energy.nsw.gov.au/sites/default/files/2022-08/2022\\_03\\_NSW\\_EV\\_BuildingEnergyAssessmentForEVCharging\\_ResidentialRequestFormTemplate.docx](https://www.energy.nsw.gov.au/sites/default/files/2022-08/2022_03_NSW_EV_BuildingEnergyAssessmentForEVCharging_ResidentialRequestFormTemplate.docx)



# EV Charging – The steps

Step 2 – Energy Assessment

# EV Charging – The steps

## Step 3 – Evaluate Options

EV infrastructure cost estimator

<https://www.energy.nsw.gov.au/business-and-industry/programs-grants-and-schemes/electric-vehicles/electric-vehicle-ready/building>

# EV Charging – The steps

## Step 4 – Evaluate Payment Options

There are two types of EV charging costs that may be recovered in residential buildings:

- Usage billing (kWh based) for electricity consumed
- Cost recovery of strata-provided EV charging infrastructure

## EV Charging – The steps

Step 5 – Plan Approval Processes and Identify Funding Solution

<https://www.energy.nsw.gov.au/business-and-industry/programs-grants-and-schemes/electric-vehicles/electric-vehicle-ready/strata#legislation>

[https://www.energy.nsw.gov.au/sites/default/files/2022-08/2022\\_NSW\\_EVGeneralInformationResource\\_EVByLaws.pdf](https://www.energy.nsw.gov.au/sites/default/files/2022-08/2022_NSW_EVGeneralInformationResource_EVByLaws.pdf)

## EV Charging – The steps

Step 6 – Manage the installation of EV Chargers

List of providers on Transport for NSW

<https://www.transport.nsw.gov.au/projects/electric-vehicles/charging-an-electric-vehicle/providers>

Electric Vehicle Council's approved EV charger & software list

<https://electricvehiclecouncil.com.au/nsw-government-approved-ev-charger-and-ev-charger-software-lists/>

## EV Charging – Residents install chargers

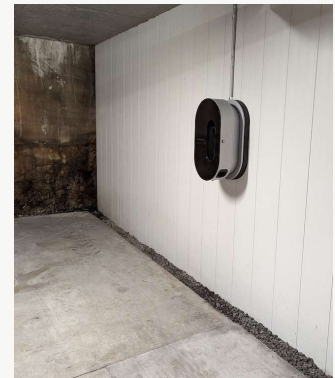
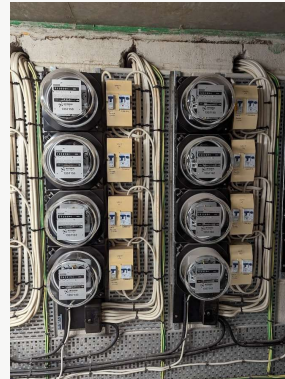
May be suited to small buildings, where meters are located near the car park

Not possible to manage loads

Does the building have capacity for all apartments to charge cars at once

Each apartment running individual cables to their space is not an ideal long-term solution

May be a limit on charger size (e.g. 10A trickle charger)





## EV Charging – Common / shared

May be the only option for sites with a limited capacity to add new loads

Can manage EV charging loads

3<sup>rd</sup> party billing system

May require DA approval to use visitor space as an EV charger space

Limited access to EV charging



## EV Charging – Whole-of-building

Enable access to a level-2 charger in every apartment lot (or every parking space)

**Strata pays to install a backbone of EV infrastructure**

- Cables from main switchroom
- Data cables or wifi network
- Network of Distribution Boards dedicated to EV
- Cable trays / flat cable system throughout car park
- Load management system
- Software system and 3<sup>rd</sup> party billing

**Residents pay to install a charger and connect to network**



## EV Charging – Whole-of-building

### Modular installation

- Conduct the installation in a modular / phased way
- E.g. install EV backbone to supply 6 cars
- Lower initial cost
- Short-term solution, does not provide equitable access to EV

### NCC

In 2023, the National Construction Code (Part J9) was amended to include provisions for distribution boards dedicated to serving electric vehicles in a carpark for Class 2 buildings.

The NCC outlines the minimum requirements that need to be met when constructing a new building. The provision does not apply to existing buildings.

<https://ncc.abcb.gov.au/editions/ncc-2022/adopted/volume-one/j-energy-efficiency/part-j9-energy-monitoring-and-site-distributed-energy-resources>

## EV Charging – Impact on electrical load

What is the supply capacity to your site (Amps)

What is the supply capacity to the DB

What is the maximum demand of your site (Amps)

What is the maximum demand on the DB

What size electrical load can you connect

What size electrical load can you connect

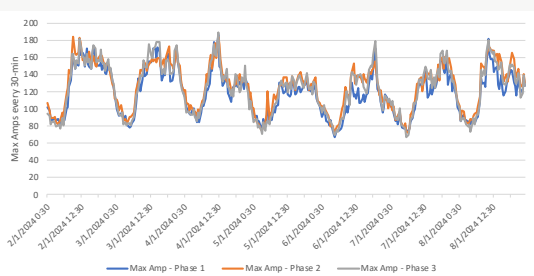
Is there space on the main switchboard to install a new switch

Is there space on the DB to install new switches

# EV Charging – Impact on electrical load

Contact Ausgrid to make a ‘preliminary enquiry’ on the supply capacity  
<https://www.ausgrid.com.au/Connections/Need-help-to-plan>

Conduct data logging to measure your demand OR install a permanent sub-meter Or Ausgrid may have maximum demand data for some sites ‘maximum demand indicator’



80 parking spaces  
 275A demand  
 785A supply

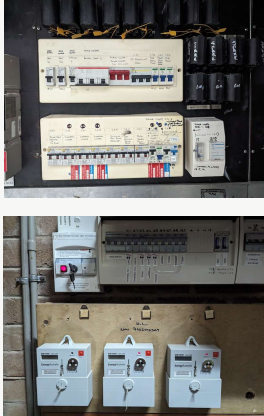
## EV Charging – Electrification

There may be competition for new electrical loads / connections

- Upgrade centralized gas hot water system to energy efficient heat pump hot water system
- Upgrade pool/spa gas heaters to electric heat pump heaters
- Apartments installing air-conditioning units
- Apartments installing induction cooktops and electric ovens

Its important to develop a long-term strategy for electrical infrastructure and loads

## EV Charging – Electrical infrastructure



## EV Charging – Cable access into car park



How will you run power and data cables to the car park?



## EV Charging – Which meter?

Residents install chargers      - Apartments use their existing meter or install a new meter

Common / shared EV      - Common area meter or new meter dedicated to EV

Whole-of-building      - Common area meter or new meter dedicated to EV

Existing Common Area Meter = Metered Supply of the main switchboard. Requires a sub-meter to measure usage. Need to calculate costs and reconcile from common area electricity bill. Take into account various components of costs, time of use, capacity charges etc.

New Meter = Un-metered Supply of the main switchboard. An electricity account dedicated to EV charging

## EV Charging – Charger mounting



Not all parking spaces have a wall or column that can accommodate the installation of an EV charger

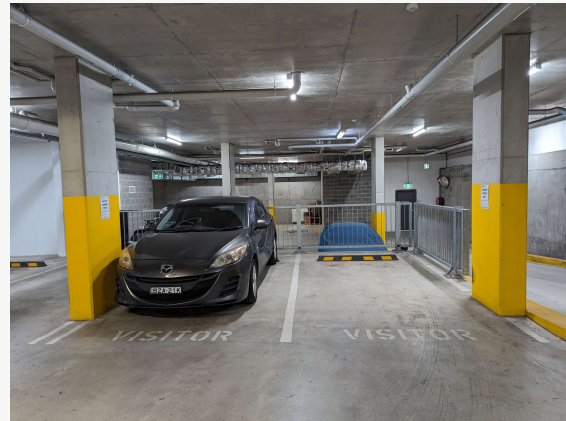


A post / pedestal may need to be installed.  
Or spaces may install a ceiling-mounted retractable-cable charger

## EV Charging & NABERS

“EV charging from the common property electricity supply is not considered to form a component of the minimum energy coverage for NABERS. This means it can be excluded from future ratings if a kWh meter is installed. The meter should be validated in accordance with the NABERS rules. “

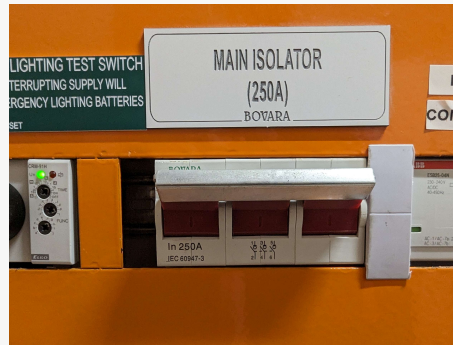
## EV Charging



## EV Charging



# EV Charging



## Q&A

Resource Recovery Team

[resourcerecoveryandwaste@canadabay.nsw.gov.au](mailto:resourcerecoveryandwaste@canadabay.nsw.gov.au)

02 9911 6555

**THANK YOU**

Resource Recovery Team

[resourcerecoveryandwaste@canadabay.nsw.gov.au](mailto:resourcerecoveryandwaste@canadabay.nsw.gov.au)

02 9911 6555

Feedback survey:

