



# Energy Efficiency for Strata Buildings



Anser's qualified independent professionals help Strata Companies access energy savings with its *Energy Directions Roadmap*.

Recommendations are low cost/no obligation & based on a thorough analysis of your Strata energy use, tariffs & equipment.

Anser professionals are certified in energy auditing, building energy rating and solar PV design & installation.

Anser are qualified Engineers and Business Consultants with experience in a broad range of industries. Our aim is to empower your Strata Site to achieve its goals.

## Strata Energy:

The energy costs of a Strata building Common Area can represent a significant percentage of the total Strata costs.

This area is utilised by all residents daily, and over time the equipment and function controls may not reflect the original configuration. New plant may have been added, timer controls changed, reset or failed and old equipment may have reduced performance or efficiency.

Strata Council of Owners (COO), have sometimes commented that the process of organising and implementing new upgrades and changes can be slow due to long turn around time between COO meetings and Strata Management discussions and implementation.

## Energy Directions Roadmap:

Is a four step low cost plan to reduce common area energy costs and emissions.

An Anser professional will conduct an on-site audit and interviews with **Council Of Owners (COO)** members to examine the common area.

Anser will guide you through the process of reducing your Strata energy costs and emissions through a *four step plan*:

1. Analyse current energy use
2. Optimise existing equipment & tariffs
3. Identify savings from upgrades & controls
4. On-site generation with a solar PV system

We understand councils need time to discuss and approve decisions so *the roadmap* helps future members of the COO track the work progress and ensure the targets are met.

## What's on the Roadmap?

### Step 1:

**Analyse your Strata's current energy use.**

Anser will document existing electrical ratings of the following four load groups:

- Lighting groups (common lighting)
- Security systems (lights/cameras)
- Electrical motors (lifts, fans, pumps)
- Air-Conditioning equipment

Anser confirm the schedule and operational functionality of control equipment:

- Check timers are working
- Check motion sensors are working

Anser will determine if your site is contestable (eligible to change your electricity retailer) or if a cheaper tariff is available.

Step 1 of *the roadmap* includes:

- \* Average Daily load profile
- \* Maximum energy use and time of peak
- \* Annual energy use and tonnes CO2-e
- \* Load groups using the most energy
- \* Contestability assessment
- \* Potential electricity tariff savings
- \* Issues discovered i.e. faulty plant
- \* Savings potential (cost, energy and CO2-e)



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## Step 2:

### **Equipment and tariff optimisation.**

Anser will complete the following:

- Document equipment operating schedules
- Analyse options to change operating patterns to achieve savings.

*This step identifies the most cost effective measures as it utilises existing equipment.*

Step 2 of the *roadmap* has recommendations to reduce energy costs and emissions by:

- \* Changing load patterns
- \* Repairing or resetting timers
- \* Replacing motion sensors
- \* “Quick fixes” (e.g. de-lamping).
- \* Estimate of further possible savings

## Step 3:

### **Equipment upgrade measures.**

Estimate of cost and calculated return of investing in new equipment - **see note 1**

Several options examined including:

- Lighting upgrades
- Variable speed pumps
- Extra timers & motion sensors.

Step 3 of the *roadmap* is an action plan to obtain further savings by investing in upgrades:

- \* Identified measures
- \* Expected costs
- \* Expected energy & tariff savings
- \* Calculated pay back period

## Step 4:

### **On-site renewable generation.**

Determine an optimal size for a solar PV system and estimate the cost and suitability for installation on the Strata building:

- Measure available roof size to determine how many panels can be installed.
- Detailed shade analysis (crucial as it determines the potential solar yield of the available roof area).

An oversized system can inflate installation costs and result in export of surplus energy into the grid at a low price, reducing your return on investment - **see note 2**

An undersized system will ensure all generated energy is used, but does not utilise the full potential to obtain savings.

Step 4 of the *roadmap* will show:

- \* The recommended PV system size
- \* The utilisable roof area
- \* A shade analysis – Important!
- \* A projection of savings in energy (kWhr), cost (\$) and emissions (tonnes CO<sub>2</sub>-e)
- \* Estimated cost of system - **see note 1**
- \* Calculated pay back period

**Note 1:** These are estimates, not firm quotes. They are an independent estimate of cost which the Strata can use when obtaining quotes from trades or service suppliers. Anser can also supply quotes if requested.

**Note 2:** Battery storage systems can store over-generation from PV systems. This option is not included unless requested. The PV system quoted is the optimal size for the Strata energy profile with minimal network spill.

## Q & A

### **What do the COO representatives need to do?**

- Accompany us on our Audit inspection
- Have one years Energy Bills in hard copy.
- If a smart meter is installed then sign a “Verifiable Consent Form” so we can obtain historical meter data from Western Power.

### **How long will the Audit take?**

The on-site audit will take less than 3 hours. During this time, we will record equipment, photograph areas and ask questions to determine:

- What time security lights come on/off
- Pool pump operating times
- House rules for equipment use, e.g. Pool/Gym open times.
- Existing maintenance program (if any)
- Access to roof area

### **How long will the the roadmap take?**

*The roadmap* will be ready within 5 business days

### **How much will the the roadmap cost?**

The *Energy Directions The roadmap* costs \$275 and will be presented in hardcopy to the Strata.

### **How do I use the the roadmap?**

The COO can use the *roadmap* to obtain quotes to implement the measures outlined in the the *roadmap*. The quotes can then be compared against independent estimates and measured against the projected savings. This gives the COO peace of mind it is an effective investment.

### **Can Anser perform the work?**

Yes, Anser can perform the work directly OR Project Manage the entire process. **If the COO use Anser as the solar installer, the roadmap cost will be deducted from the system cost.**

**Contact us to arrange your Energy Directions Roadmap today.**