



What they did

- upgraded lighting
- integrated a small heat pump to the new gas hot water system
- installed a 22 kW solar system on the roof
- installed two 13kW batteries to store the excess generated power – the first apartment building in the City of Sydney area to do so

The staged approach to future-proofing the building includes plans to install EV charging points as part of its 10-year building plan and to integrate this with solar power and battery storage.

Involving residents

- Realtime electricity monitoring data is shared with residents through the Galleria's social media pages
- Residents are taught how to lower their energy bills, following the building's energy action plan
- The Galleria ran resident surveys to start building a community invested in these issues

Lessons

- The NABERS energy and water rating helped the owners corporation understand the benchmark and opportunities for improvement
- A second NABERS rating is planned, following the decommissioning of its cooling tower, and it's anticipated the star rating will reflect the ongoing upgrades in the building

The Galleria is a 64-unit residential building, spread over 6 levels. Michael, the strata committee treasurer, was keen to reduce both the building's operating costs and its environmental impact.

The Galleria was awarded a City of Sydney green building grant to rate current building performance and receive an energy action plan, showcasing efficiency opportunities.