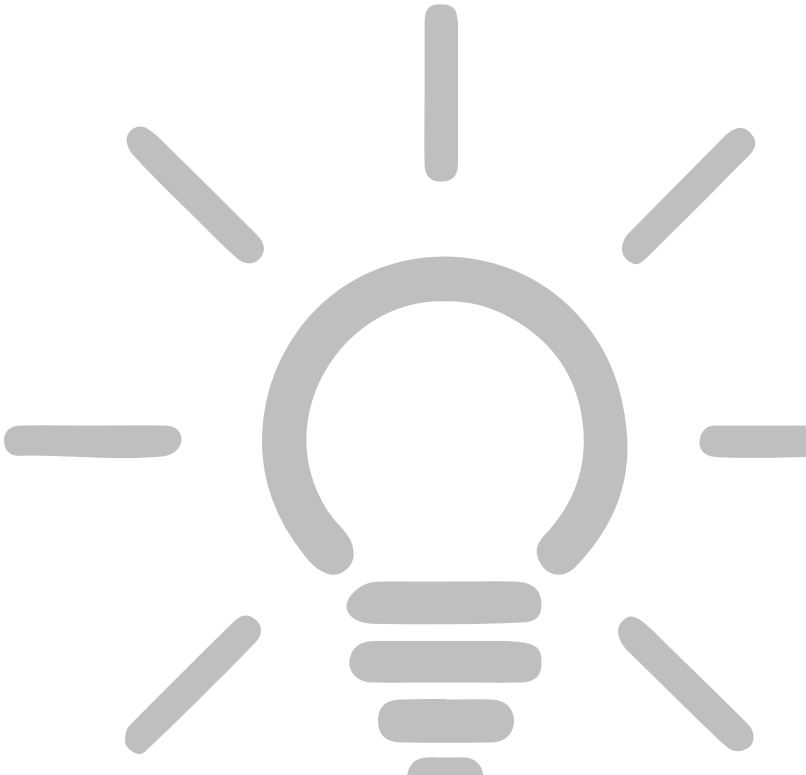
Grants and Rebates for Strata

Contents



Federal STC incentive on the upfront cost of solar panels

Small-Scale Technology Certificates (STC's)

Applicable to strata schemes installing solar.

Incentive is quoted net in the price of solar from solar installers which are Solar Accreditation Australia (SAA) accredited. (This was formerly known as Clean Energy Council or CEC accredited).

This is an *incentive* which is different from a *rebate*.

An *incentive* is deducted off the net price quoted to you by an installer.

With a *rebate,* you pay full price for the installation and then make an application to get money returned to you afterwards.

https://www.cleanenergyregulator.gov.au/RET/Scheme-participants-and-industry/Agents-and-installers/Small-scale-technology-certificates

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Federal STC Incentive “Cheaper Home Batteries”

The federal Cheaper Home Batteries rebate launched on 1st July 2025.

This national initiative offers substantial upfront discounts on eligible home battery installations, aiming to accelerate battery adoption and enhance energy grid stability.

Available to batteries between 5kWh and 100kWh of nominal capacity, however it only applies to the first 50kWh of usable capacity.

For example, an 80kWh battery is eligible for this rebate, however the STCs are only calculated on the first 50kWh of capacity.

There is $0 rebate for batteries which are larger than 100kWh.

The value of the rebate will be approximately $372 per usable kWh in 2025, equating to a 30–40% discount on battery costs. The rebate value will decrease annually until the program concludes in 2030.

To qualify for the rebate, the battery system must be Virtual Power Plant capable, be installed alongside a new or existing rooftop solar PV system, be carried out by a Solar Accreditation Australia (SAA) accredited installer, and both the battery and inverter must be listed on the Clean Energy Council (CEC) approved product list.

https://www.dcceew.gov.au/energy/programs/cheaper-home-batteries

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Case study – Solar and batteries at Watson Towers, Neutral Bay

Watson Towers was the first strata scheme in the North Sydney area to install solar and batteries in 2021

Challenges

- Common area solar system installed on a high rise rooftop with an anchor point system
- Battery installed in an inside room on the rooftop
- Panels were flush mounted and not installed on a tilt frame
- Solar panels were arranged around the existing anchor point system

Solution

Sungrow inverter and battery management system

30kWp
Solar system

10kWh
Batteries

$70,000 p.a.
Est. cost

Benefits

$6,000 p.a.
Est. savings

11.6 years
Est. payback

42 tonnes
CO2 reduced per year

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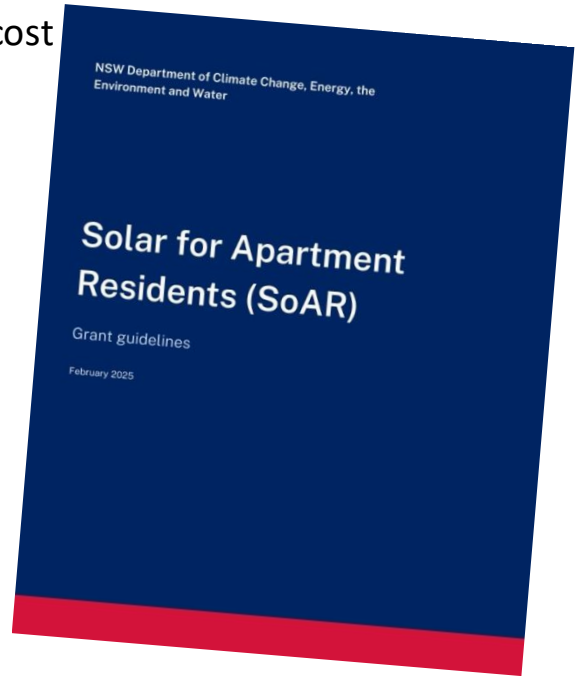
NSW Solar for Apartment Residents (SoAR) Grant - $25m limited offer



- 50% co-funding (cap $150,000 per apartment block) on post STC ex GST eligible cost
- Minimum of 3 lots and no more than 55 lots
- Applies to individual solar systems, shared solar or embedded networks
- Stratas mustn't have had solar installed in the last 10 years
- Payback needs to be under 10 years
- Common area meter can be connected to solar sharing but can't consume over 40% of total solar generated
- Balance needs to be paid for by ALL owners on unit entitlements
- Not able to use power purchase agreement (PPA) solar finance
- Waterproofing under the solar system can be included
- Essential meterboard upgrades can be included e.g. smart meter upgrades
- Only for strata buildings, not for company title
- Not more than 30% of the solar generated can feed into the grid
- Doesn't apply to batteries but you can apply for Federal Cheaper Home Batteries if you want to incorporate batteries
- Requires 2 quotations from solar installers
- Installs must be completed by March 2026 for successful applicants
- Any owner can register an expression of interest but will need the last annual financial statement and the strata insurance policy
- Closes December 2025 or earlier if funds run out

https://www.energy.nsw.gov.au/households/rebates-grants-and-schemes/solar-apartment-residents

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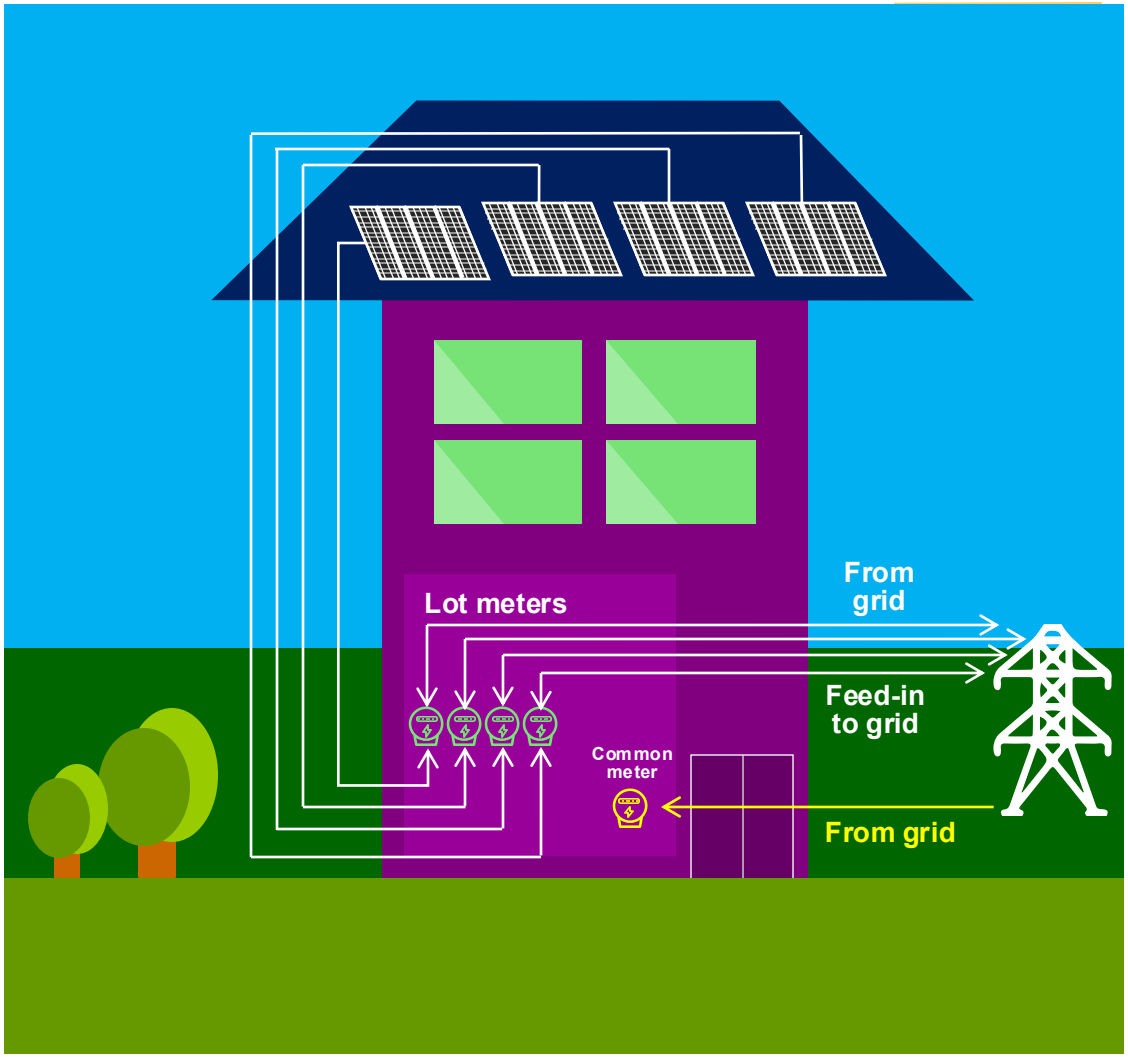
1) NSW SoAR Individual solar systems for individual units



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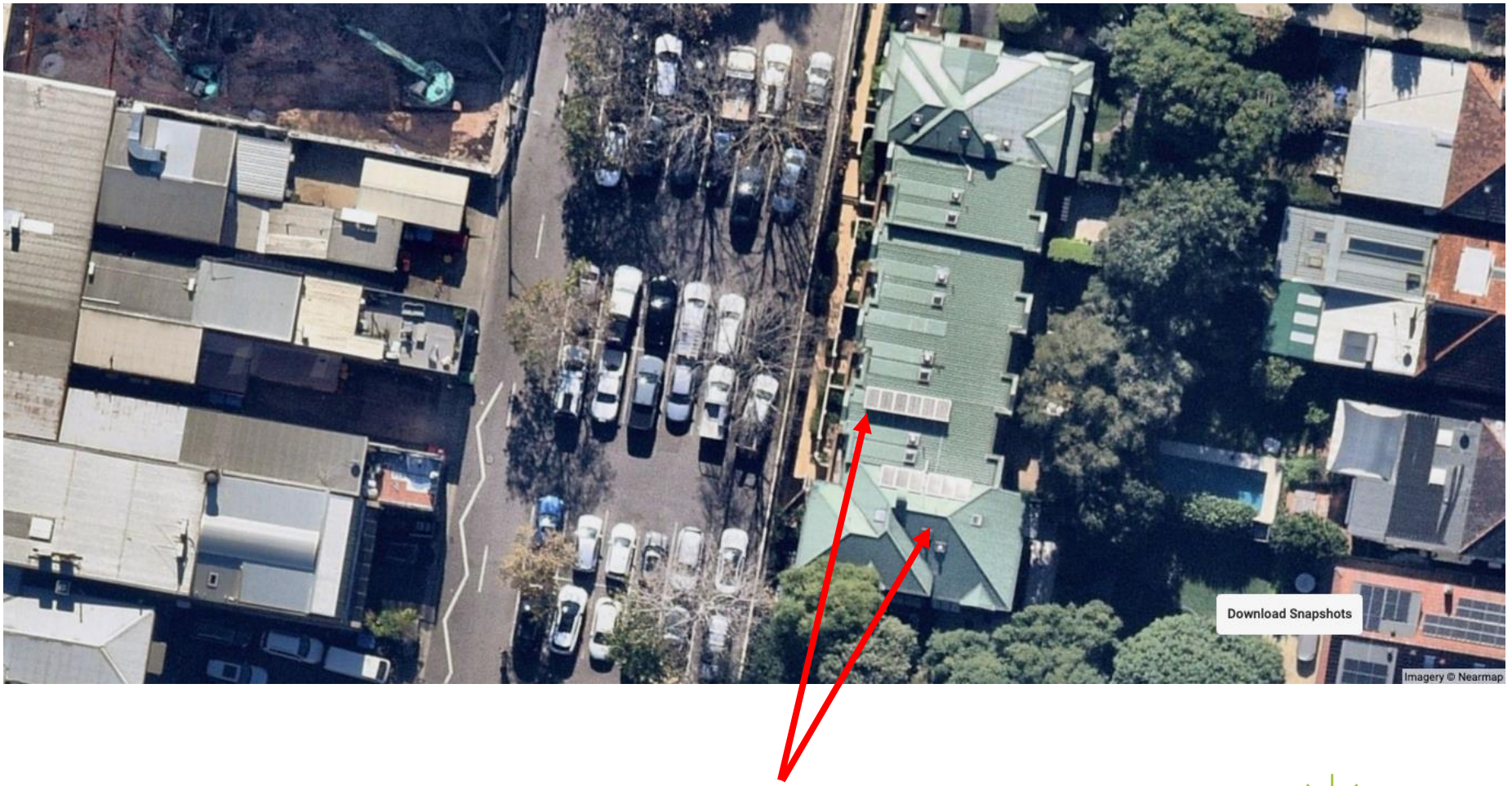
Blairgowrie, Cammeray – 8 townhouses, 2 x individual solar

Not eligible for Solar for Apartment Residents rebate as 2 individual units installed solar within the last 10 years



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SoAR rebate is only for Class 2 Buildings

This site is not eligible for Solar for Apartment Residents rebate as it is a townhouse estate without any vertically stacked apartments. However, townhouse estates built on an underground platform carpark are Class 2 buildings and are eligible for the SoAR rebate.

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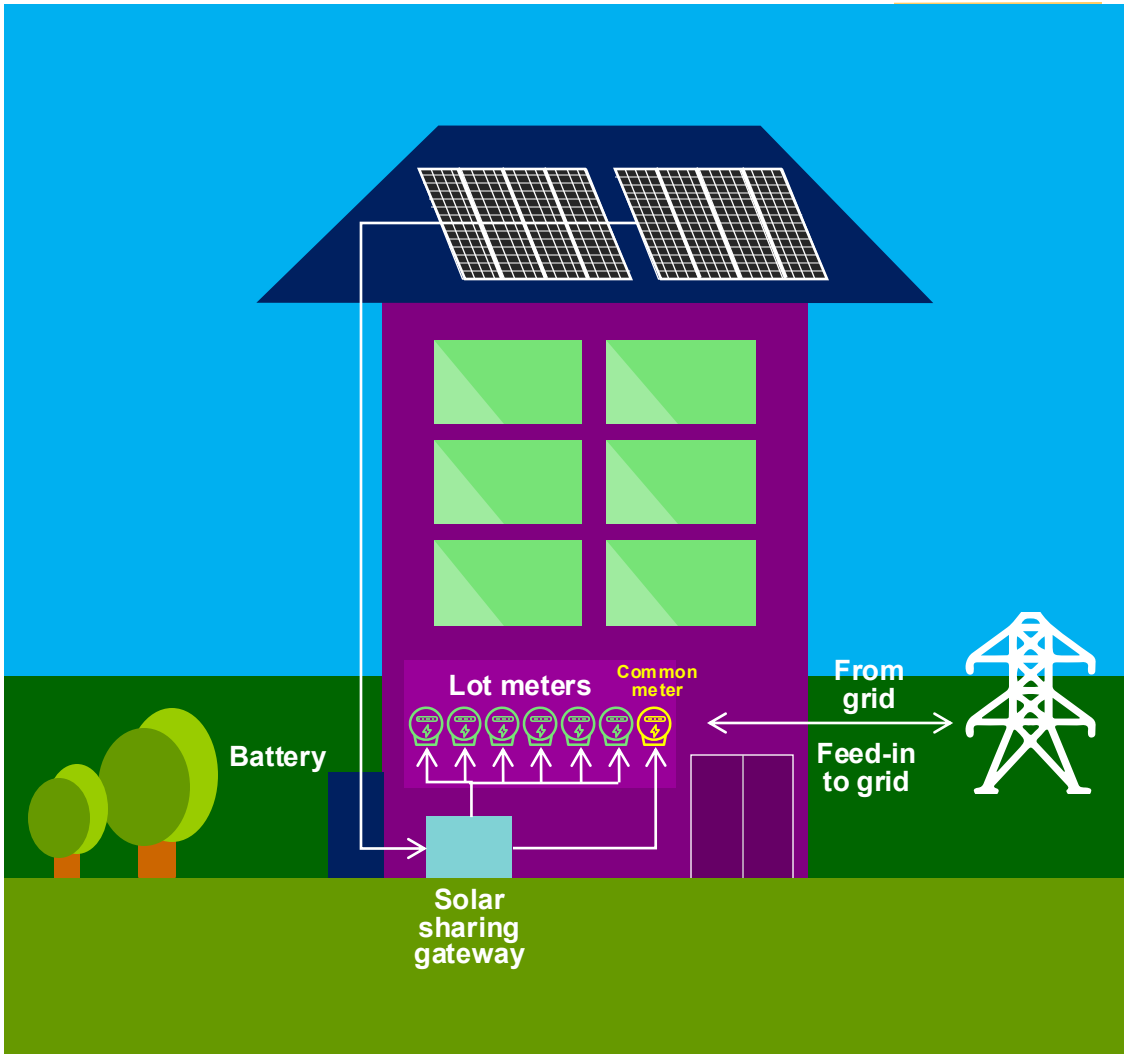
2) NSW SoAR Solar for units & common areas via solar sharing gateway



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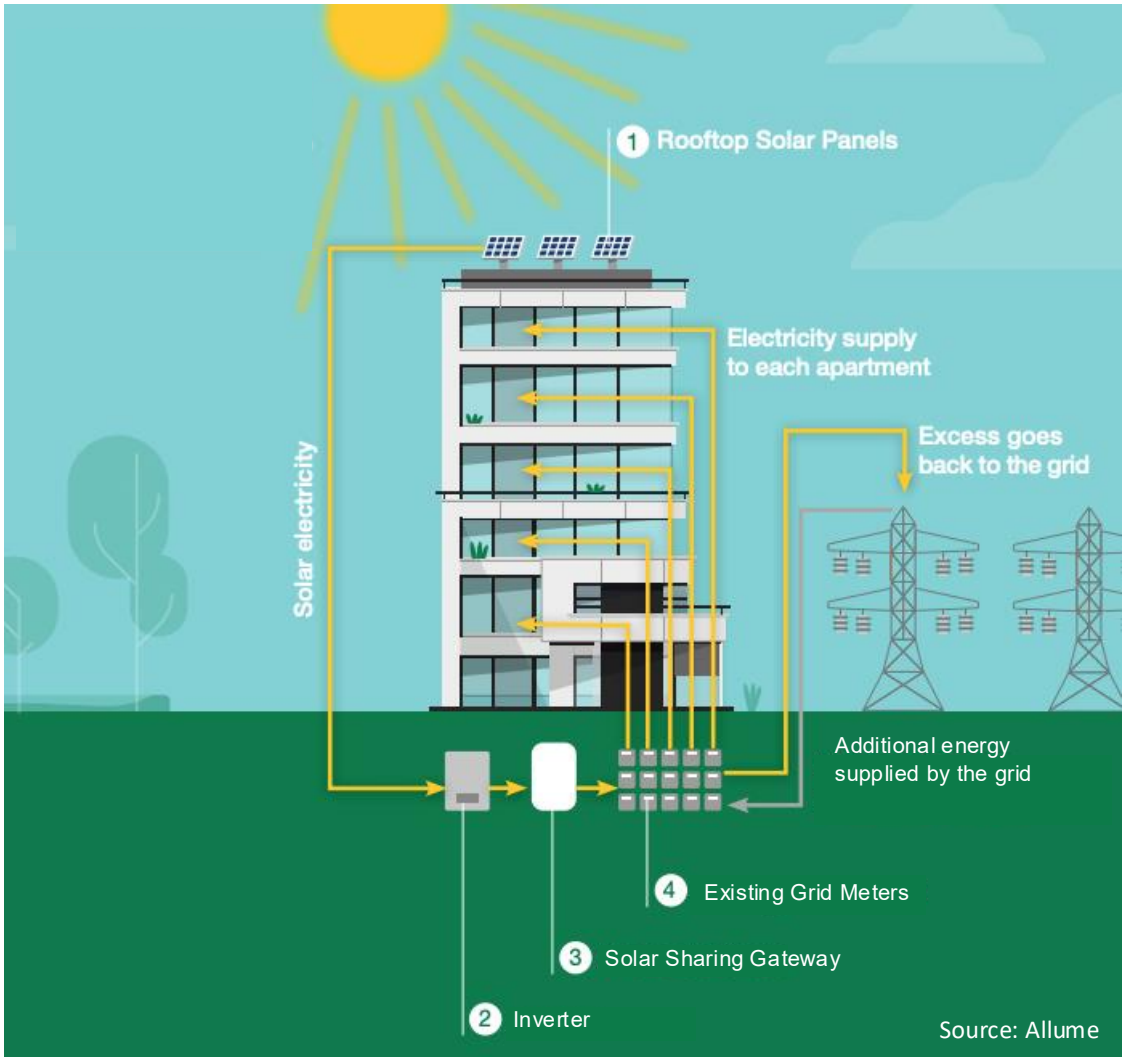
Allume Energy Solar Sharing System “Solshare”

World first solar sharing system for apartment buildings developed and manufactured in Melbourne over the past 10 years. This product is now being exported to U.S., U.K. & Europe. 6,000 apartments are connected already and current installs will take this to over 10,000 apartments connected.



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Zeco Energy Solar Sharing System “Marshall”

ZECO Energy is the 2nd Australian company to introduce a solar sharing system which can assist a multi-tenant dwelling to measure solar which is shared into multiple dwellings

ZECO Energy completed its first tailored Multi-Dwelling Unit (MDU) Solar Sharing solution, connecting a six-tenant site in Frankston in Victoria to the grid with dynamic solar allocation.

This also uses Australian Made technology called the “Marshall energy management system” to ensure communal energy distribution, lower costs and reduce grid independence.

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Case study – Solar sharing system at Panorama, Neutral Bay

3 premium apartments in Neutral Bay in Sydney

Challenges

- Developer wanted to create a modern, futureproofed, prestige apartment block
- Installed a solar sharing system from Allume Energy which allows the 3 apartments and the common area meter (basement carpark lighting, lift, rainwater retention system, future electric vehicle charging) to share a single solar system

Solution

Received approval from Ausgrid to install a solar sharing system for a strata apartment building in Feb 2020

16kWp
Solar system

~$28,000
Capital cost

Benefits

28%
Average electricity bill reduction for each apartment

5 years
Est. payback

27 tonnes
CO2 reduced per year

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Case study – Solar sharing system at Panorama, Neutral Bay

Inverter

Solshare

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Case study – Solar sharing system at 26 Woolcott Avenue, Waverton

5 apartments in Waverton in Sydney

Challenges

- The building had a curved rooftop and needed a solution which could install solar on this
- One apartment had 3 phase power and the other 4 apartments had single phase power
- The strata committee wanted to harness renewable energy in an equitable manner

Solution

1 Allume Energy Solshare system was installed. Flexible e-Arc solar panels were installed on curved roof

14.2kWp
Solar system

$52,000
Capital cost

Benefits

30%
Average electricity bill reduction for each apartment

6 years
Est. payback

10 tonnes
CO2 reduced per year

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What are the federal government incentives related to solar/batteries?

Small-scale Technology Certificates (STC's)

- Applies to solar systems under 100kW in size
- Applies to batteries under 100kWh in size but only claimable on the first 50kWh
- Depends on size of system, location & installer
- Included in quoted capex price to customer from Clean Energy Council accredited solar installer
- ~$2,500 on a 6.6kW solar system
- ~$4,000 off the price of a 13.3kWh battery

Large Scale Generation Certificate (LGC's)

- Applies to solar systems over 100kW in size
- Full price capex price paid upfront on system
- Rebate is paid out on a schedule over 10 years
- Makes installing solar systems over 200kW attractive

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What are the NSW government rebates applicable to solar/batteries?

Peak Demand Reduction Scheme - Batteries

- On 1st November 2024 the NSW government announced battery rebates for batteries between 2kWh and 28kWh
- Rebate varies depending on battery and postcode e.g. $1,600 - $2,400 but this has now been DISCONTINUED.
- The NSW government now offers an incentive of up to $1,500 if you install a battery and connect it to a Virtual Power Plant which is the only NSW PDRS rebate available now

https://www.energy.nsw.gov.au/households/rebates-grants-and-schemes/household-energy-saving-upgrades/install-battery

Solar for Apartment Residents (SoAR)

- Announcement on 28th February 2025 by Prime Minister Anthony Albanese, Chris Bowen and Penny Sharpe
- Supporting strata communities to install and share solar which feeds into the individual apartments

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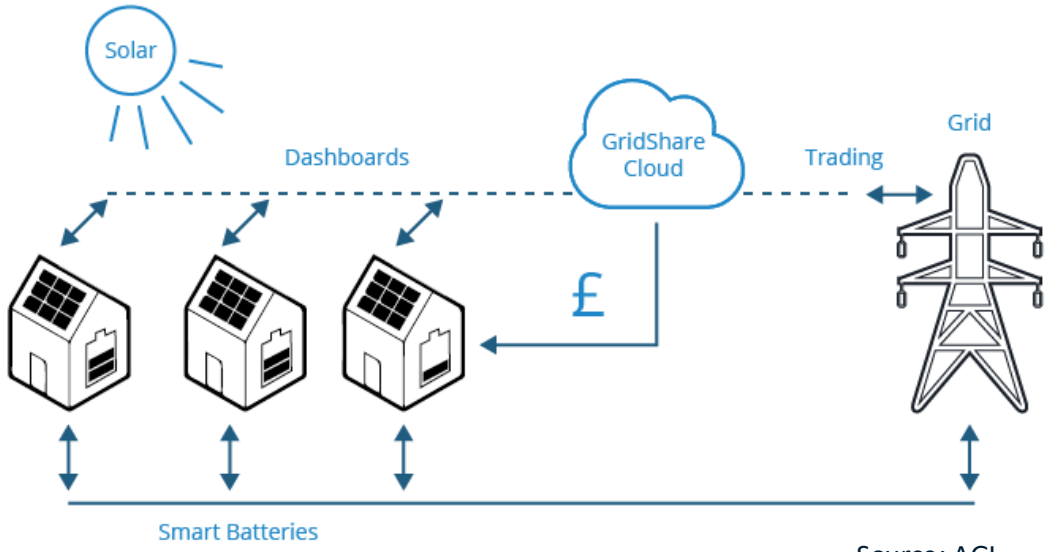
What is a Virtual Power Plant?

A virtual power plant (VPP) is a network of distributed energy resources, like solar panels and batteries, that are connected and managed together as a single power source.

South Australia is the world leader in Virtual Power Plants, with a scheme to install 50,000 home batteries in conjunction with Tesla and Energy Locals.



Source: AGL

It aggregates the energy from these individual resources to act as a larger, more flexible power plant, capable of responding to grid needs and potentially replacing or supplementing traditional power plants.

A strata gives up control of your battery to a third party when it becomes part of a virtual power plant. In return, you it can potentially receive benefits which are either fixed or based on battery energy discharged by the VPP.

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NSW Peak Demand Reduction Scheme – Virtual Power Plant Rebate

This will almost double the upfront incentive you'll receive compared to the previous incentive from the NSW government launched in November 2024 if you connect your battery to a Virtual Power Plant.

For example, the payment you receive for connecting a 27 kWh battery to a Virtual Power Plant has the potential to increase from up to $800 before 1 July 2025, to up to $1,500 from 1 July 2025.

Depending on the virtual power plant you join, you can get paid per kWh of energy which is discharged during "peak times" as well as getting the NSW government incentive to connect your battery to the VPP.

Examples of VPP's which you can join

agl

ShineHub

POWERSHOP

LAVO

Diamond Energy NRN

origin

GloBird energy

ENGIE

Diamond Energy

solarhub

Specific council areas only

TESLA ENERGY PLAN

amber

www.energy.nsw.gov.au/households/rebates-grants-and-schemes/household-energy-saving-upgrades/connect-your-battery-virtual

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Heat Pumps for hot water – double dip or triple dip on incentives/ rebates

Heat pumps, depending on their brand and model may be eligible for a Federal STC rebate and a NSW Energy Savings Scheme (ESS) rebate. In some local council areas such as North Sydney they may be eligible for a local council rebate!

You need a heat pump installer who is an “accredited certificate provider” or has a relationship with an “ACP”, in order for the installer to quote the heat pump ‘net’ of both the federal and state rebates.

1. NSW residents and businesses with existing electric or gas hot water heaters are eligible for the rebate.
2. Eligibility requires installing a qualified heat pump model accredited by the Clean Energy Regulator.
3. Installation must be performed by qualified professionals in compliance with Australian standards and ESS guidelines.
4. Applicants must submit their rebate application within 90 days of heat pump installation.
5. Homeowners are limited to one rebate per property for heat pump hot water system upgrades.

Supply and installation of the above heat pump units inclusive of the following • New duo valve • New pressure limiting valve • Copper pipework and fittings • Pipe insulation - Lagging of hot outlet and warm outlet lines • Removal and recycling of old hot water units • Electrical connection of new unit and disconnection of existing units • Wi-Fi connectivity to be Smart Grid ready for connection to Solar PV and energy management systems	
Less STC, ESC and PRC rebates	$6,017.00
*Pending final inspection. Does not include any solution for the individual unit metering *Existing thermostatic mixing valves to be used if not installed, tempering will be installed.	
Total amount owing	**$10,244.00 + GST**

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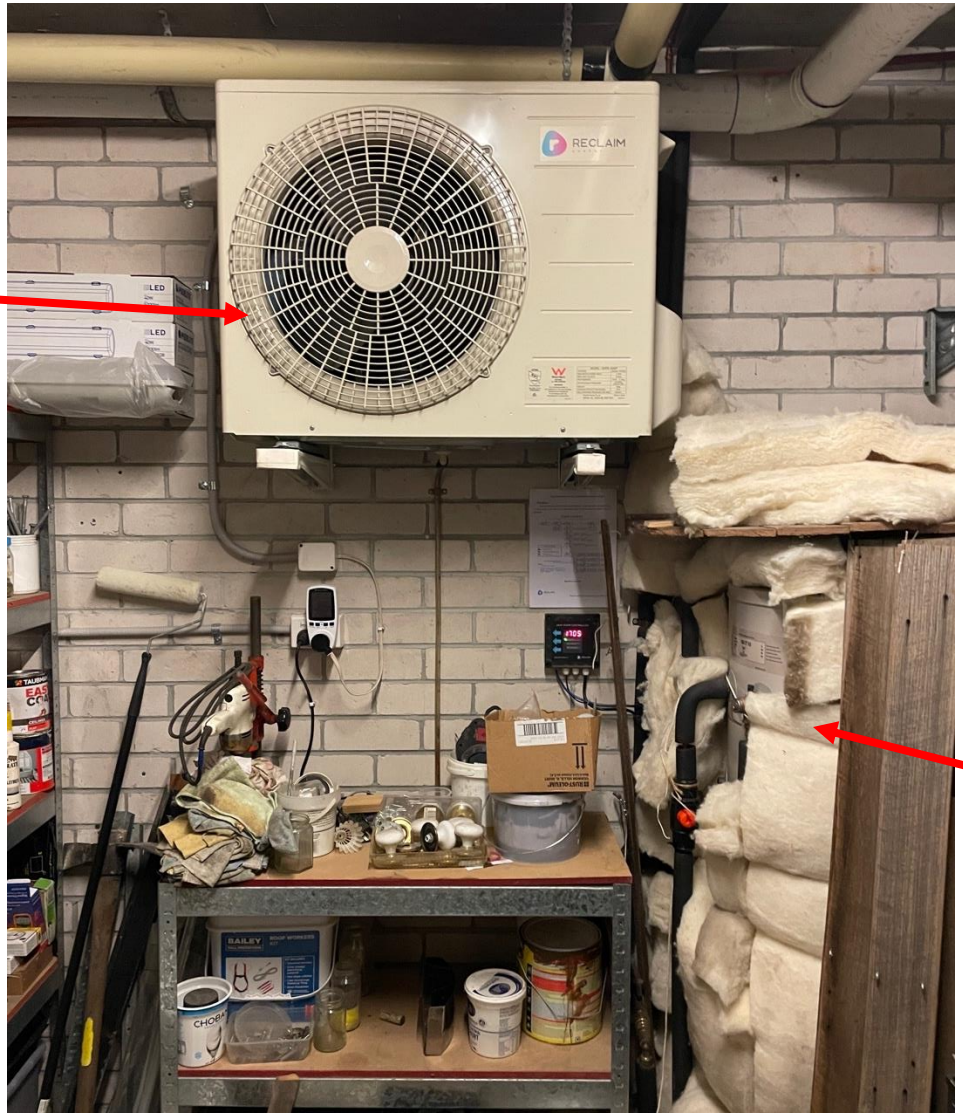
Example of a heat pump for a townhouse in strata in Mosman

Heat pump compressor



Storage tank with insulation around it

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900 Heat Pumps which are eligible for Federal STC incentives

Only a one-for-one hot water replacement is permitted under the NSW government Home Energy Efficiency Rebate (HEER) method.

	North Sydney LGA estimated rebate	Installed price
Reclaim Energy REHP-CO2-250SST (250 Litre)	~$650	$5945
Sanden GAUS-315FQS (315 Litre)	~$685	$5,800 – $6,750
Rinnai EHPA315VM (315 Litre)	~$575	$4,084 – $4,878

https://cer.gov.au/schemes/renewable-energy-target/small-scale-renewable-energy-scheme/small-scale-renewable-energy-systems/solar-water-heaters/register-solar-water-heaters#air-source-heat-pump-models

Some heat pumps eligible for NSW ESS rebate

Installing multiple heat pumps

Any single heat pump water heater on the Accepted Products List can be installed in multiples and used to calculate certificates under the IHEAB method provided the heat pumps:

- are accepted for use in Activity Definitions F16 (Installation of High Efficiency for Businesses) or F17
- are each identical models
- are joined in parallel and
- have balanced water flow

Multiple heat pump water heaters may replace a single water heater under the RDUE method of the PDRS.

Minimum 60% energy savings need to be met.

Original water heater needs to be disposed of.

https://www.energy.nsw.gov.au/nsw-plans-and-progress/regulation-and-policy/energy-security-safeguard/commercial-heat-pump-eligibility

https://www.energysustainabilityschemes.nsw.gov.au/Home/About-ESS/Energy-savings-calculation-methods/Installation-of-High-Efficiency-Appliances-for-Business

https://www.energysustainabilityschemes.nsw.gov.au/sites/default/files/cm9_documents/Notice-03-2023-Multiple-heat-pump-water-heater-activities.PDF

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Case study – Heat pump at 20 Ross Street, Waverton

A boutique apartment block of 5 units implemented sustainability upgrades after participating in the North Sydney Futureproofing Apartments Program in May 2021

Challenges

- LED Lighting upgrade in common areas - $4,785
- Existing gas hot water plant replaced by heat pump from Reclaim Energy - $6,659 (Oct 2021)
- Re-used existing hot water meters and a new electricity sub-meter for heat pump to bill residents for the use of hot water. Residents can choose to disconnect their gas meter for further savings
- Switchboard modification to prepare for the installation of solar - $1,319
- Installation of an 8.19kW solar system for the common areas by Soltek Energy - $12,510 (Jan 2022)

Solution

A committee member enrolled the building for the Futureproofing Apartments Program to receive a sustainability report and Zoom call

8.19kWp
Solar system

5kW & 420L
Heat pump & hot water storage tank size

$25,273
Capital cost for entire program of works (including LED)

Benefits

>60%
Reduction in hot water heating costs (assume 35c/kWh for heat pump electricity use)

~5.8 years
Est. payback for entire program of works

>12 tonnes
CO2 reduced per year

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Case study – 24 Woolcott Street, Waverton

A premium apartment block of 5 units implemented sustainability upgrades after participating in the North Sydney Futureproofing Apartments Program in Jan 2021

Challenges

- A number of projects were suggested for the strata scheme including upgrading lighting in the carpark and common stairwell to LED lighting and replacing the existing ageing electric hot water system with a more efficient heat pump hot water system.

Solution

Kin Technology designed and installed a common area heat pump system to replace the existing electric storage hot water system in 2024

3 x 1.7kW
Heat pumps

3 x 340L
Hot water storage tanks

$9,622
Capital cost after ESC, STC and PRC rebates (without North Sydney council rebate)

Benefits

>50%
Reduction in hot water heating costs

~6.6 years
Est. payback (assume 14.179c/kWh for heat pump electricity use)

>10 tonnes
CO2 reduced per year

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110 Bay Road, Waverton – 4 x Reclaim Energy Heat Pumps (15 lots)


Street view


New meterboard with smart meters

Original gas storage hot water system


New Reclaim Energy System installed by Good Earth Group

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Case study – Solar Photovoltaic and Heat pump hot water

A residential building with 48 apartments in Chatswood

Challenges

- The Owners Corporation installed an ‘oversized’ 30kW solar system for the common areas in 2021
- The building was generating excess solar power which was feeding back into the grid
- Projected ongoing running costs of a solar thermal/gas hot water system were very high at this site
- The Owners Corporation replaced the gas hot water system with an electric heat pump

Solution

Installed a Mitsubishi Heavy Industries Q-ton Heat pump. Q-ton uses eco-friendly CO2 as a heat pump refrigerant

30kWp

Solar system with Solar Edge inverter

The capital costs for a heat pump system with solar PV is higher than instantaneous gas, but generates significant ongoing savings

Benefits

>$1,000 per apartment p.a.

Annual hot water costs for a 2 bedroom apartment are ~$150 per apartment p.a.

3-4 years

Estimated payback of solar PV and heat pump vs a typical building with gas hot water system and no solar PV

40%

Reduction in carbon emissions for common area from solar PV alone

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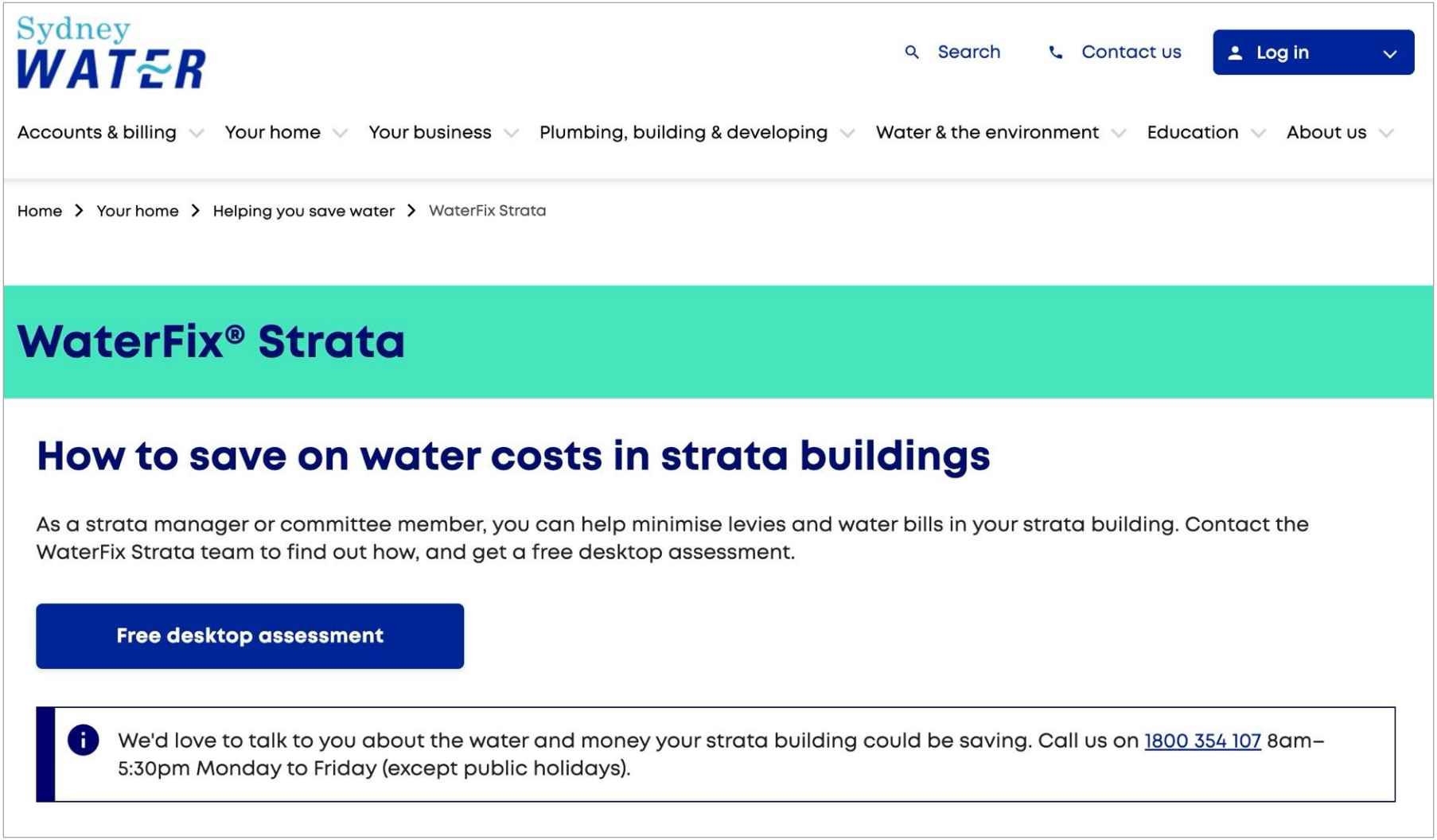
Sydney Water Waterfix



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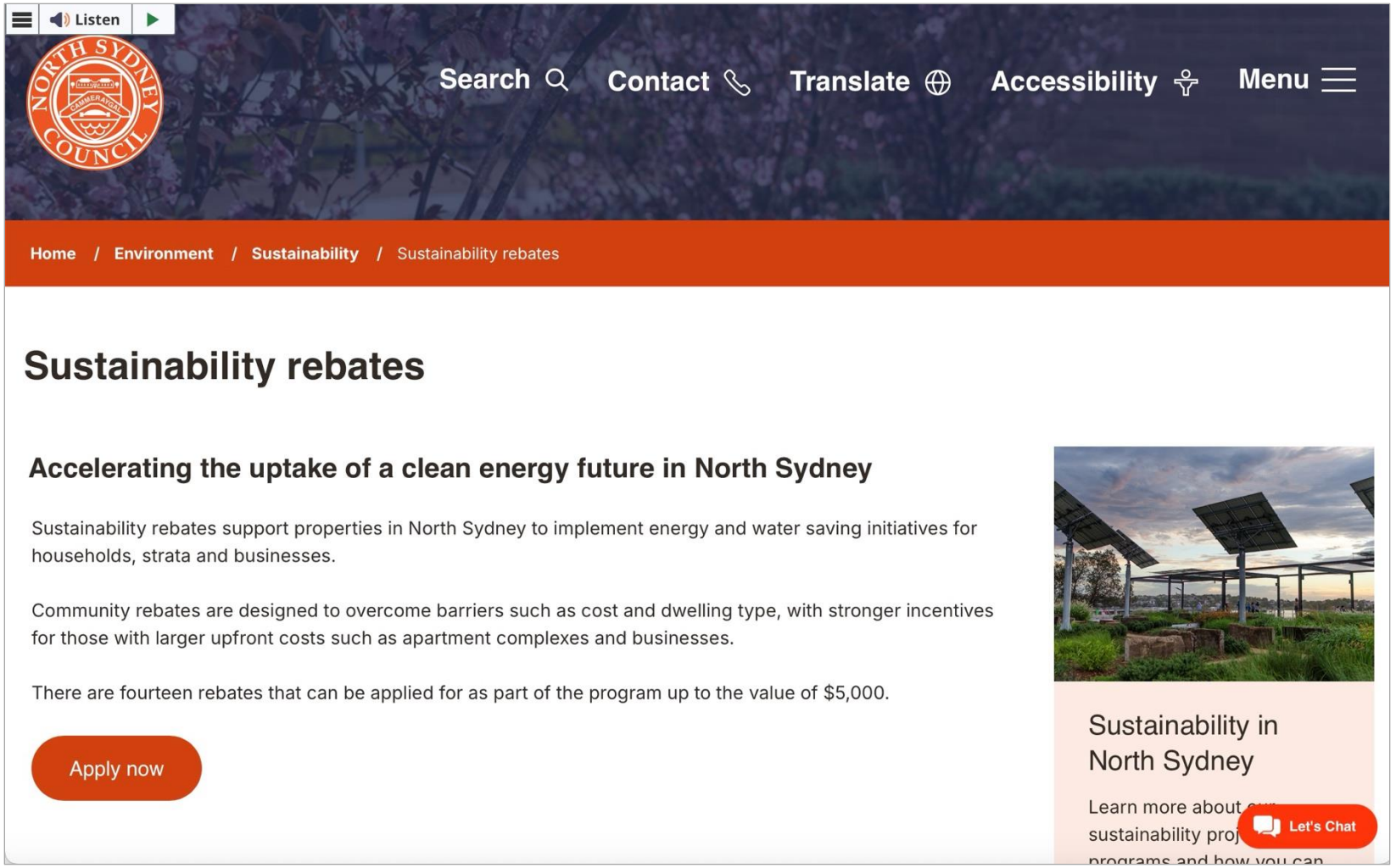
North Sydney Council Sustainability rebates



https://www.northsydney.nsw.gov.au/homepage/174/sustainability-rebates

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North Sydney Council Sustainability rebates

Rebates of up to $5,000 for strata buildings:

- **Solar:** up to $5,000
- **Solar Healthcheck (for existing solar systems):** 50% up to $200 by licensed electrician
- **Battery:** up to $5,000 (can't be claimed if the Federal Cheaper Home Batteries incentive is claimed)
- **EV Charger:** up to $5,000
- **LED Lighting:** up to $5,000
- **Energy Efficient Windows:** up to $5,000
- **Hot Water Heat Pumps:** up to $5,000
- **Insulation:** up to $2,000
- **Rainwater Tank:** up to $2,000
- **Sydney Water Waterfix:** up to $2,000
- **Pool Pump:** up to $250
- **Energy Efficient Windows:** up to $5,000
- **Switchboard upgrade to support EV charging or Solar:** up to $5,000

https://www.northsydney.nsw.gov.au/homepage/174/sustainability-rebates

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ARENA Subsidizing Low Power EV Charging in Strata

ARENA is the Australian Renewable Energy Association, which is a federal agency. ARENA funds pilots of new technologies using specific vendors. North Sydney council stratas previously installed Wattwatchers electricity monitoring devices subsidized by ARENA. In 2025, ARENA is opening the opportunity for a limited number of strata schemes to install ‘low power EV charging networks’ at 10amps-16amps single phase. These will use QR code activated power outlets.

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Lower interest rate green loan product coming to NSW strata building

cefc

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MEDIA RELEASE

CEFC signs MOU with Lannock Strata Finance to develop green finance for strata properties

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Further information

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https://www.wattblock.com/

https://www.youtube.com/c/WattblockAu/videos

https://www.wattblock.com/blog/incentives-rebates-from-government-for-strata-sustainability-in-nsw-may-2023

Appendix A: Calculating the NSW Solar for Apartment Residents Rebate

The NSW SoAR grant contribution is calculated on ex. GST costs AFTER taking off Federal STC's. The NSW Government categorises solar expenditure into 3 'buckets':

Common eligible inclusions:

- solar panels
- solar inverters
- solar mounting
- solar sharing technology
- labour for solar installation
- safety equipment
- essential roof waterproofing only where required due to the solar installation.
- structural engineering for windspeed sign-off

Common Enabling Works

- smart meter upgrades
- minor switchboard upgrades

Common ineligible works

- batteries
- home builders warranty insurance
- Wi-Fi repeaters beyond simple dongle internet connection devices
- structural engineering assessment to determine load bearing (as opposed to structural engineering for wind speed sign-off)
- entire roof re-waterproofing
- Enabling works beyond 10% of total project costs (TPC)

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SoAR Enabling Works Equations

Eligible Inclusions (ex GST)
STCs (inc GST)
Total Enabling Works (ex GST)
Ineligible Costs (ex GST)

} from quote

Total Project Cost (ex GST) = Eligible Inclusions (ex GST) - STCs (inc GST) + Total Enabling Works (ex GST)

if Total Enabling Works (ex GST) <= 10% of Total Project Cost (ex GST)

then,

Eligible Enabling Works (ex GST) = Enabling Works (ex GST)

and,

Total Ineligible Costs (ex GST) = Ineligible Costs (ex GST)

If Total Enabling Works (ex GST) > 10% of Total Project Cost (ex GST)

first calculate the Eligible Enabling Works:

Eligible Enabling Works (ex GST) = 1/9 x (Eligible Inclusions (ex GST) - STCs (inc GST))

proof

Eligible Enabling Works (ex GST) = 10% x Total Project Cost (ex GST)
Eligible Enabling Works (ex GST) = 10% x (Eligible Inclusions (ex GST) – STCs (inc GST) + Eligible Enabling Works (ex GST))
Eligible Enabling Works (ex GST) -10% x Eligible Enabling Works (ex GST) = 10% x (Eligible Inclusions (ex GST) – STCs (inc GST))
0.9 x Eligible Enabling Works (ex GST) = 0.1 x (Eligible Inclusions (ex GST) – STCs (inc GST))
Eligible Enabling Works (ex GST) = 0.1/0.9 x (Eligible Inclusions (ex GST) – STCs (inc GST))
Eligible Enabling Works (ex GST) = 1/9 x (Eligible Inclusions (ex GST) - STCs (inc GST))

then recalculate the Total Project Cost using the Eligible Enabling Works:

Total Project Cost (ex GST) = Eligible Inclusions (ex GST) - STCs (inc GST) + Eligible Enabling Works (ex GST)

and add the excess of the Total Enabling Works to the Total Ineligible Costs:

Total Ineligible Costs (ex GST) = Ineligible Costs (ex GST) + Total Enabling Works (ex GST) – Eligible Enabling Works (ex GST)

Total Amount Requested (ex GST) = 50% of Total Project Cost (ex GST)

Total Applicant Co-contribution (ex GST) = 50% of Total Project Cost (ex GST)

Total Applicant Cost (ex GST) = Total Applicant Co-contribution (ex GST) + Total Ineligible Costs (ex GST)

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Example: Enabling Works < 10% Total Project Cost (Strata Scheme registered for GST)

Eligible Inclusions (ex GST) = $50,000

STCs (inc GST) = $2,500

Total Enabling Works (ex GST) = $5,000

Ineligible Works (ex GST) = $10,000

Total Project Cost (ex GST) = Eligible Inclusions (ex GST) – STCs (inc GST) + Total Enabling Works (ex GST)

Total Project Cost (ex GST) = $50,000 + $5,000 - $2,500

Total Project Cost (ex GST) = $52,500

Total Enabling Works (ex GST) < 10% of Total Project Cost (ex GST)

$5,000 < 0.1 x $52,500

$5,000 < $5,250

therefore,

Eligible Enabling Works (ex GST) = Total Enabling Works (ex GST)

Eligible Enabling Works (ex GST) = $5,000

and,

Total Ineligible Costs (ex GST) = Ineligible Works (ex GST)

Total Ineligible Costs (ex GST) = $10,000

Total Project Cost (ex GST) = Eligible Inclusions (ex GST) - STCs (inc GST) + Eligible Enabling Works (ex GST)

Total Project Cost (ex GST) = $50,000 - $2,500+ $5,000

Total Project Cost (ex GST) = $52,500

Total Amount Requested (ex GST) = 50% of Total Project Cost (ex GST)

Total Amount Requested (ex GST) = 0.5 x $52,500

Total Amount Requested (ex GST) = $26,250

Total Applicant Co-contribution (ex GST) = 50% of Total Project Cost (ex GST)

Total Applicant Co-contribution (ex GST) = 0.5 x $52,500

Total Applicant Co-contribution (ex GST) = $26,250

Total Applicant Cost (ex GST) = Total Applicant Co-contribution (ex GST) + Total Ineligible Costs (ex GST)

Total Applicant Cost (ex GST) = $26,250 + $10,000

Total Applicant Cost (ex GST) = $36,250

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Example: Enabling Works > 10% Total Project Cost (Strata Scheme registered for GST)

Eligible Inclusions (ex GST) = $50,000

STCs (inc GST) = $2,500

Total Enabling Works (ex GST) = $6,000

Ineligible Works (ex GST) = $10,000

Total Project Cost (ex GST) = Eligible Inclusions (ex GST) – STCs (inc GST) + Total Enabling Works (ex GST)

Total Project Cost (ex GST) = $50,000 - $2,500 + $6,000

Total Project Cost (ex GST) = $53,500

Enabling Works (ex GST) > 10% of Total Project Cost (ex GST)

$6,000 > 0.1 x $53,500

$6,000 > $5,350

therefore,

Eligible Enabling Works (ex GST) = 1/9 x (Eligible Inclusions (ex GST) – STCs (inc GST))

Eligible Enabling Works (ex GST) = 1/9 x ($50,000 - $2,500)

Eligible Enabling Works (ex GST) = $5277.78

and,

Total Project Cost (ex GST) = Eligible Inclusions (ex GST) – STCs (inc GST) + Eligible Enabling Works (ex GST)

Total Project Cost (ex GST) = $50,000 - $2,500 + $5277.78

Total Project Cost (ex GST) = $52,777.78

and,

Total Ineligible Costs (ex GST) = Ineligible Works (ex GST) + Total Enabling Works (ex GST) – Eligible Enabling Works (ex GST)

Total Ineligible Costs (ex GST) = $10,000 + $6,000 - $5277.78

Total Ineligible Costs (ex GST) = $10,722.22

Total Amount Requested (ex GST) = 50% of Total Project Cost (ex GST)

Total Amount Requested (ex GST) = 0.5 x $52,777.78

Total Amount Requested (ex GST) = $26,388.89

Total Applicant Co-contribution (ex GST) = 50% of Total Project Cost (ex GST)

Total Applicant Co-contribution (ex GST) = 0.5 x $52,777.78

Total Applicant Co-contribution (ex GST) = $26,388.89

Total Applicant Cost (ex GST) = Total Applicant Co-contribution (ex GST) + Total Ineligible Costs (ex GST)

Total Applicant Cost (ex GST) = $26,388.89 + $10,722.22

Total Applicant Cost (ex GST) = $37,111.11

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