



Things You Need to Know About Solar Energy in Strata

- 1. Solar systems are sized in kW.** Usually 4 solar panels per kilowatt (kW) so a 5 kilowatt system will have 20 solar panels.
- 2. Quality Solar panels** are expected to last 25 years but most solar providers sell poor quality imports. Australia has a high level of cheap Chinese panels.
- 3. Solar meter is required** to allow excess solar energy to 'feed-in' to the grid. Owners Corp gets paid 6c per kilowatt hour for feeding into the grid.
- 4. North facing roofs** are best for solar as panels facing in this direction generate the most energy
- 5. Waterproofing** the roof area where the solar panels are going to sit before installation is recommended.
- 6. Installing racking** to tilt the solar panels on strata typically drives the payback period out to 9-10 years.
- 7. Ballast systems** allow racking to be installed without drilling holes through the roof membrane or slab.
- 8. Solar monitoring** is recommended as 80% of solar systems are underperforming e.g. faults, bird poo.
- 9. Ongoing costs** include cleaning the panels quarterly and replacing the inverter after 10 years.
- 10. Power Purchase Agreements (PPA)** are a solar financing model where the strata pays \$0 upfront for installation but pays for energy generated off the panels at an agreed rate e.g. 21c per kilowatt hour.