

# Smart Green Apartments

Annual report 2023/24



# Highlights



Greg, building manager at Paloma, Surry Hills

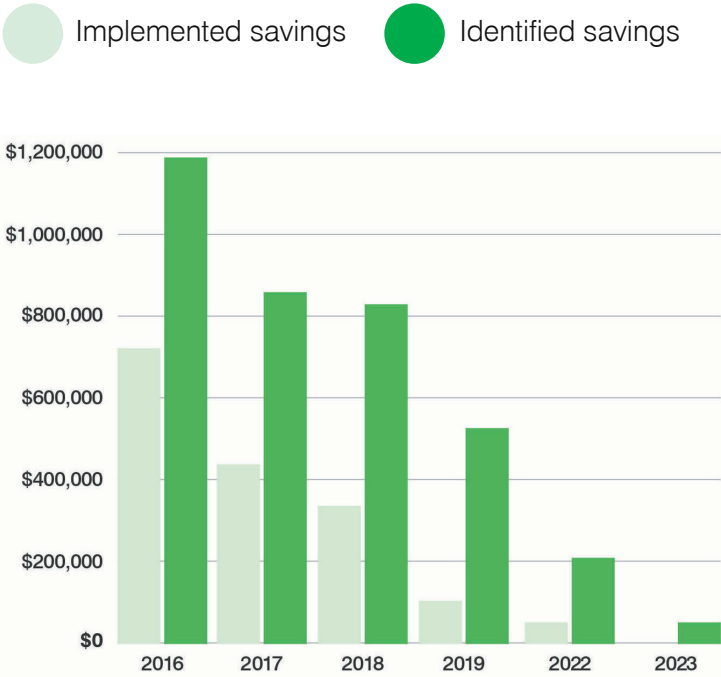


Emmanuel and Helen, building manager and committee member at The Carlisle, Surry Hills

## Overview

We've worked with **279** buildings. This includes **17,257** apartments. On average, we've identified that buildings can reduce their energy use by **36%**. This means a yearly cost saving of around **\$41,000**. Owners corporations have invested a total of **\$5.1 million** in sustainability upgrades since 2016.

## Identified versus implemented yearly savings



# Welcome

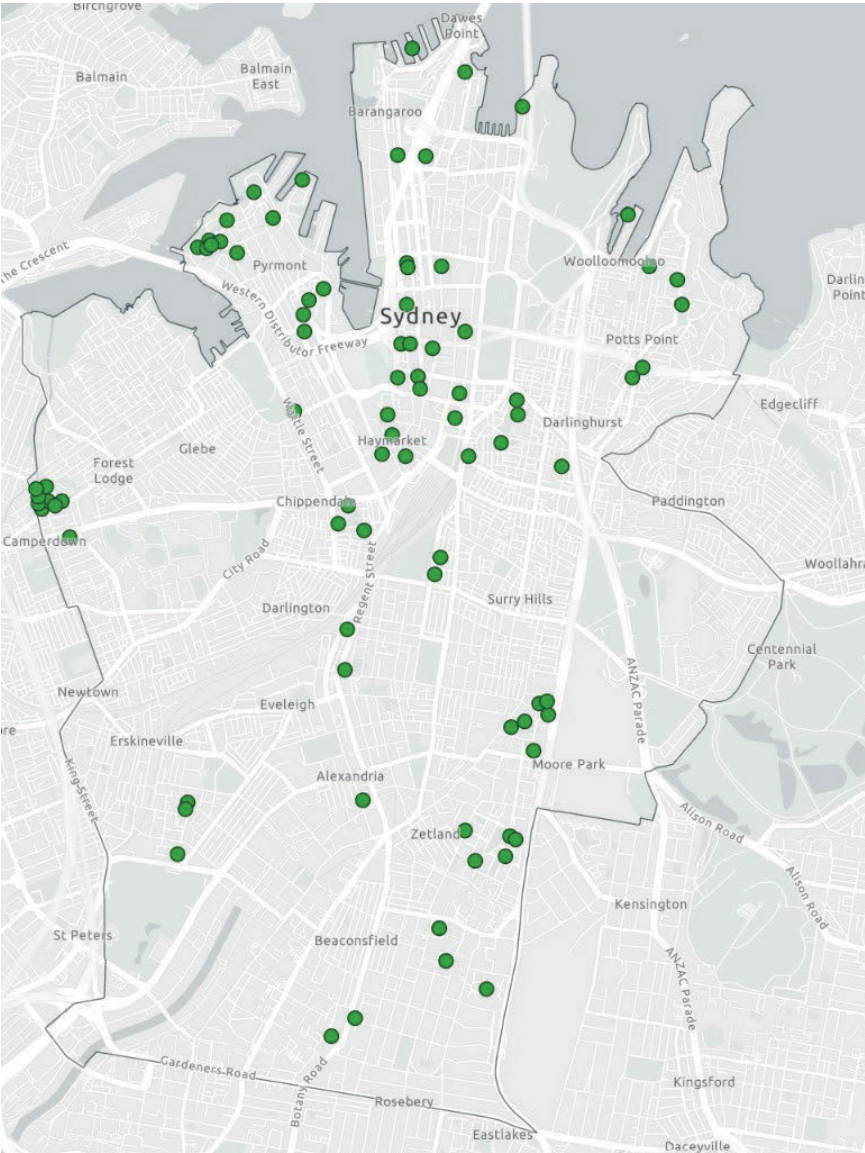
Smart Green Apartments works with owners, strata and building managers to improve the environmental performance and resilience of apartment buildings.

We're working to get to net zero emissions by 2035. Most of the carbon emissions in our local area come from buildings and more than 80% of our residents live in apartments.

To reach net zero emissions, it's important we help the communities living in apartments. A more sustainable, efficient building is also a healthier building for residents.



Location of all Smart Green Apartments sites 2016-2023



## Program achievements to date



71,470 tonnes of CO2 avoided. This is equivalent to 2,193 flights from Sydney to Melbourne



\$14,205,725 lifetime savings



\$851,517 invested in solar projects



# Participants

## Goldsbrough, Pymont

**Goldsbrough has 526 apartments and reduced energy costs by 40% through:**

- upgrading lights in common areas with LEDs
- replacing electric boilers with heat pumps
- installing variable speed drives on pumps and upgrading lifts
- installing a huge 176kW solar power system, including 391 panels.

“The synergy between the strata committee and building management has led Goldsbrough to change, adapt and evolve into what Ed Truscott, house committee chair, described as ‘a lighthouse for the future of residential buildings’.”

**Gary Binskin, senior facilities manager**



## Mondrian, Waterloo

**Mondrian has 137 apartments and reduced electricity use by 50% through:**

- installing 13,000L rainwater tank for lawn watering
- replacing halogen lights with LEDs in common areas
- installing sensor-controlled LEDs in car park and fire stairs
- installing rooftop solar to power common areas.

“Seven years later and rooftop solar is still delivering efficiencies and a 5.5 Star NABERS Rating.”

**John Hutchinson, apartment owner and sustainability champion**

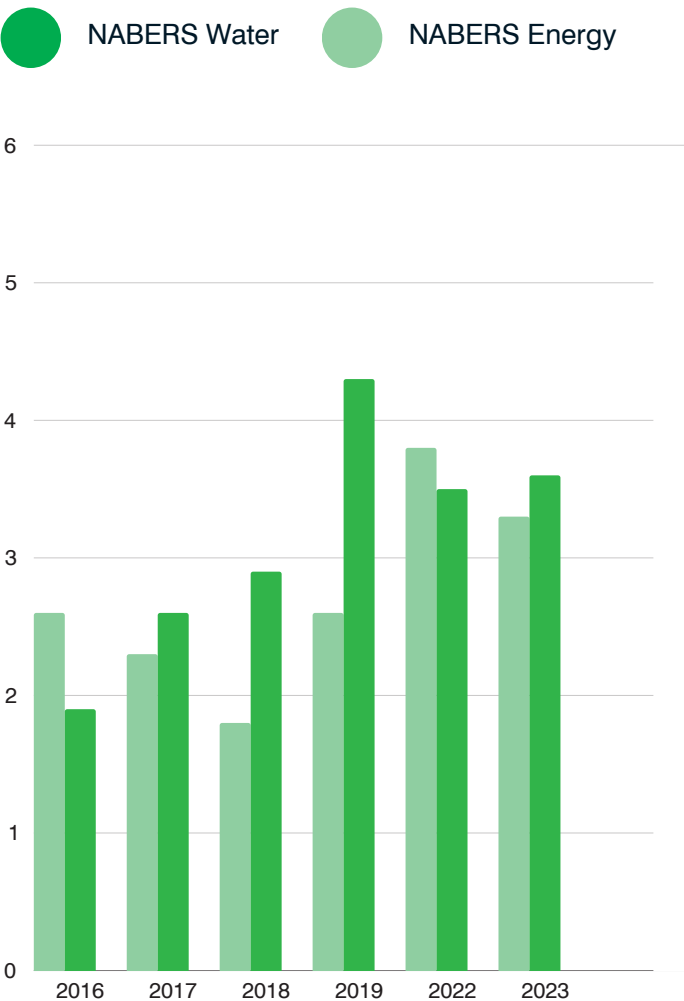




# NABERS

National Australian Built  
Environment Rating Systems

Average NABERS star rating  
of participants 2016 to 2023



Each participating strata plan in our program receives first year NABERS energy and water ratings, along with an energy action plan with costed, recommended improvements.

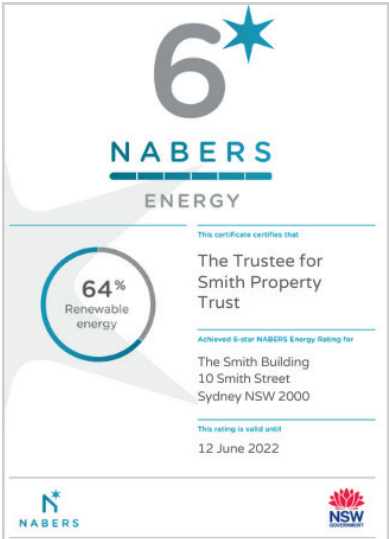
- These can include:
- efficiency upgrades
  - electrification opportunities (including EV charging)
  - onsite and offsite renewables options

This information enables owners corporations to make informed decisions on how to improve their buildings.

**NABERS accurately measures and helps communicate the environmental performance of buildings.**

It provides a rating from one to 6 stars for building efficiency across energy and water. Since our program began in 2016, our participants' ratings have increased by 1.7 and 0.9 stars for NABERS Energy and NABERS Water, respectively.

NABERS recently released the Renewable Energy Indicator (REI), pictured below. It displays the portion of a building's energy that comes from a renewable source.





# Renewables & electrification



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## Solar achievements

- \$851,517 invested in solar projects
- 732kW of solar technology approved or installed
- One in 5 of recommended solar projects were installed



Rooftop solar on Moore Park Gardens apartment building

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## GreenPower

We identified our 2023 members can save up to 948 tonnes of CO2 by switching to GreenPower.

Opting for a GreenPower electricity plan is still the fastest and easiest way to significantly cut emissions.



Altair building manager, Mario, with an electric vehicle charger



# Waste & recycling



Every building in our program receives a waste and recycling visit. We identify ways to improve recycling infrastructure. This might include better signs, inducting new residents on recycling facilities and offering more recycling streams, such as food scraps and textiles.

Simple changes, like installing effective bin signs, can increase recycling rates by 14%.

So far, 53 smart green apartment buildings are taking part in the City of Sydney's food scraps program.



Waste and recycling bin audit



City of Sydney provides bins for the food scrap recycling service



# Got questions?

We'd love to help you. Contact us at  
[sustainableapartments@cityofsydney.nsw.gov.au](mailto:sustainableapartments@cityofsydney.nsw.gov.au)