



TIP

Shared hot water systems and how collective infrastructure benefits everyone

Hot water is one of the most energy-intensive needs in any home. In a strata building, the way it's delivered, whether individually or collectively, has a significant impact on cost, efficiency and environmental footprint.

Shared hot water systems aren't new in strata. But a new generation of technology, particularly heat pump hot water systems, is making them significantly more efficient, more cost-effective and more environmentally friendly than ever before.

In Victoria, one strata community is leading the way. Having already installed a 24.7kW shared solar system and completed a full building electrical upgrade, the Owners Corporation is now transitioning 12 apartments from individual gas and electric hot water units to a shared, high-efficiency heat pump network powered by existing solar infrastructure. The result? Gas hot water eliminated across all 12 apartments, energy costs reduced substantially, and a blueprint for sustainable retrofits that other strata communities can follow.

What makes shared hot water infrastructure so powerful in strata?

When costs and benefits are shared across multiple lots, the investment becomes far more accessible for individual owners. Shared systems are more efficient to run, easier to maintain, and when powered by rooftop solar, can significantly reduce a building's operating costs and carbon emissions.

Transitioning to shared infrastructure does require a formal decision by the Owners Corporation, typically a special resolution. But the long-term benefits to owners, tenants and the community are substantial.

Well-maintained common infrastructure also enhances the appearance, functionality and safety of a building. Strategic improvements like this can increase property values, attract prospective buyers and tenants, and reduce long-term maintenance costs. Every owner shares in those benefits.

Strata is built on the principle of shared responsibility and shared reward. When owners work together to invest in their building, they're not just protecting a valuable asset. They're creating a more attractive, sustainable and enjoyable place to live for everyone who calls it home, now and in the future.

For information on energy efficiency upgrades and support programs available in your state, check with your state government's energy authority.