



TIP

Strata and sustainability and why your building is better placed than you think

Here's something that might surprise you. Strata buildings are actually very well placed to pursue sustainability, often better placed than individual houses.

Why? Because the model of collective ownership that defines strata living is exactly the model that makes sustainability initiatives work. Shared infrastructure, shared costs, shared benefits. When twenty, fifty or one hundred owners pool resources to invest in solar panels, water systems or green spaces, the per-lot cost drops dramatically and the impact multiplies.

Apartment buildings in urban areas also tend to have a naturally lower carbon footprint per person than suburban houses, with smaller individual footprints, shared walls that reduce heating and cooling needs, and easy access to public transport.

The opportunities are significant and more achievable than many owners realise.

Shared solar and battery storage can deliver clean energy across multiple lots simultaneously, with costs and benefits shared across the whole building.

Community composting and recycling programs can divert substantial waste from landfill when the whole building gets involved.

Native planting and water-efficient irrigation can reduce outdoor water use dramatically while improving the quality and beauty of shared spaces.

Passive design improvements like shading, insulation and ventilation can reduce heating and cooling loads across the whole building.

And increasingly, grants and rebates are available specifically for strata communities to make these investments more accessible.

The strata community that takes sustainability seriously isn't just doing the right thing for the environment. It's building a more valuable, more resilient and more desirable place to live, and demonstrating exactly the kind of collective action that makes strata living something to be genuinely proud of.

So what's the opportunity in your building? Pick one thing from the list above, raise it at your next committee meeting, and see where the conversation goes.

For sustainability resources and funding options available in your state, check with your local council or state government.