

**Submission  
No 1**

## **SUSTAINABILITY OF ENERGY SUPPLY AND RESOURCES IN NSW**

**Name:** Mr Grant Mistler

**Date Received:** 17 July 2019

Grant Mistler

██████████  
██████████  
17 July 2019

Dear Committee on Environment and Planning

**Re: Sustainability of Energy Supply and Resources in NSW**

Thank you for focussing on our energy security preparedness for NSW.

Regarding the capacity and economic opportunities of renewable energy, I wish to draw your attention to the free market limitations that are set by the Residential Tenancies Act 2010, the Strata Schemes Management Act 2015, the Strata Schemes Management Regulation 2016, and the Strata Schemes Development Act 2015.

Renting is a common way of life for Sydneysiders, with almost one in three people currently renting a place to live, and perhaps most locals have lived in rental accommodation at some stage of their lives.<sup>1</sup> I would hazard a guess that most rental accommodation in Sydney would not have solar panels, or the option to invest in them. People who rent are limited to asking for permission to install solar panels from their landlords, and the typical length of rental agreements, and the uncertainty of rental accommodation, makes it unviable for both parties to make that longer term investment decision.

Thinking of how strata schemes operate, they are unable to clearly define the benefits that are produced from investing in solar panels, who owns those solar panels, and who owns those energy or monetary benefits, as common property is not typically viewed as an investment vehicle platform. (The complexity of installing mobile phone base towers on apartment buildings for profit is another point in hand, where those towers are owned by third party investors.)

As one solution, I would recommend adjusting Section 28 of the Strata Schemes Management Regulation 2016 to include solar panels in that list. As a supporting solution, the same as “floor” and “wall” are defined, I would recommend allowing for the possibility of where solar panels may be placed by including a definition of the word “roof” in Section 4 of the Strata Schemes Development Act 2015. This is because having clear definitions that include concepts of energy security preparedness, in turn, opens the possibility to innovative thinking by owners corporations who closely align themselves against the relevant Acts and Regulations.

I welcome this opportunity to participate today, and I look forward to receiving your final report.

Yours faithfully

Grant Mistler

---

<sup>1</sup> [www.smh.com.au/business/the-economy/renters-now-in-the-majority-in-over-40-per-cent-of-sydney-report-20181104-p50dyb.html](http://www.smh.com.au/business/the-economy/renters-now-in-the-majority-in-over-40-per-cent-of-sydney-report-20181104-p50dyb.html)