Submission No 12

## **EMBEDDED NETWORKS IN NEW SOUTH WALES**

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**Position:** Secretary of the Strata Committee

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## Partially Confidential

We are an apartment complex of 134 apartments in Sth-Western Sydney, our building was completed in 2019, many of the owners are first home buyers who purchased our apartments off-the-plan.

The first we knew that our energy services would be provided through an embedded network was during our pre-settlement inspection there was a folder left on the kitchen bench. I had never heard of an embedded network I remember googling it on my phone on the drive home. I found it extraordinary that a government would allow such a manifestly unfair system to be in place for services that are essential.

I have provided a copy of my most recent bill, for context we are a two person household all our appliances have been purchased in the last 3 years with mostly 4 star energy ratings, we are extremely cautious with our energy consumption switching off appliances etc, we've installed DC powered fans and rarely use the air-conditioner for heating or cooling, wear jumpers in winter and still we have quite a high bill.

My apartment has a Nathers thermal star rating of 4.4 ( which does not meet the minimum standard for most states in Australia according to the BCA and NCC another area this state government and Liverpool council has badly let us down) it has a heating load of 80 and a cooling load of 49.

All the lighting in the common areas of the building according to our BASIX Certificate should be motion sensor they are not, they are fluorescent not LED and remain on 24/7 (another area the state government has let us down with private certifier's that don't do their job) our common property electricity costs are extremely high, I've attached a bill.

The embedded energy contract and solar PV agreements attached were signed at the first AGM which was only attended by 17 Lot owners without obtaining any legal advice. ( another area the government should be reviewing with the view to amending the legislation)

entered in to an agreement with the developer to put solar panels on the roof in the strata plan number, our strata plan receives no benefit from this agreement which is for 20 years, we don't know who is currently receiving the benefit.

Liverpool is an economically disadvantaged area, the residents of this building have been paying extremely high bills for our energy supply even before the current energy crisis, as you can see from my bill we pay to heat our hot water !! unlike most people in the country. We have a situation where some of the poorest residents in the city/state are paying the highest cost for energy added to this is the fact that Liverpool is hotter/colder than other parts of the city.

The state parliament must do something about this unacceptable situation, we should be able to renegotiate the terms of the contracts we currently have with the contracts we currently have with the contracts we will be retroactive. Otherwise we will be further penalised if and when the legislation changes we will be collateral damage.

there is virtually no opportunity for us to terminate this
onerous contract. Our Owners Corporation are unlikely to ever have the money to purchase the
infrastructure from

This situation is unacceptable our government should do better, every element involved in purchasing and living in a home in a new development is depressingly difficult and or expensive the regulations or lack thereof seem to only benefit industry and not the people who will actually live in the homes.

To state the obvious there is a housing crisis and apartments are an important factor in solving this situation but at the moment because of de-regulation and lack of oversight on the part of our local and state governments its a bit of a nightmare when you factor in defects, strata, embedded networks, onerous unfair contracts and high interest rates.