How to pay for shared solar in your apartment building

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Funding option	Best for buildings where...	Upfront cost to owners?	Works with grants?
Owner contributions	The lot entitlements are varied, resulting in more of the cost – and the solar allocations – being unequal. Your owners' committee (OC) doesn't want to use the sinking fund, or doesn't have the funds. Owners are comfortable making a one-off contribution.	Yes	✅ Yes
Sinking fund	Everyone benefits, and/or the common areas are included. Your owners' committee already has funds available & unallocated.	No	✅ Yes
Government grant	Your building is grant-eligible. You want to reduce the overall cost. Residents are motivated to apply for the grant (most are straightforward, and we can help!).	Depends *(partial upfront)*	✅ Yes
Strata finance	You can't – or don't want to – pay using the sinking fund or out-of-pocket. Owners prefer to repay over time.	No *(paid via levies)*	✅ Yes

💡 You can use ***any combination*** of the above funding options.

📩 ***All options require a vote.***

Discussion prompts for **your owners' committee**

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Owner contributions

Will the solar be shared equally by each apartment or in some other way?

How will payments be collected and documented?

If any common areas are going to be covered, how is that cost being split?

Sinking fund

Is there enough in the fund to cover the project?

Will we need to top it up for other planned works?

Government grants

Who will apply on behalf of our building? *(Check for any grant requirements)*

Are we eligible for any current grant programs? *(e.g. in NSW, VIC or ACT)*

Who receives the funds – the installer or the OC / Strata Management?

When are funds released, and does that line up with the payment terms outlined by the installer?

Do we need to raise any additional funds for the gap?

Strata finance

Are all owners comfortable repaying the loan via slightly higher levies?

Have we compared the repayment terms across all providers?

Would this give us more time to act or to access grants sooner?

Scan to learn more about the 4 different funding options