



SEE THE SYSTEM • COUNT THE COST • PROTECT OWNER CHOICE

EMBEDDED NETWORKS MADE SIMPLE

A visual guide for new and existing NSW strata schemes

WHAT IS IT?

One main connection supplies a private network inside the building. An operator then meters and bills participating lots for electricity or another service.

Electricity • gas • hot water • central air-conditioning

ONE CONNECTION — MANY CUSTOMERS

COUNT THE WHOLE COST

- ✓ Energy usage and daily supply charge
- ✓ Meter or equipment rental
- ✓ Billing, administration and network fees
- ✓ Maintenance, replacement and data costs
- ✓ Exit, buyout and conversion costs

COMPARE ANNUAL + FULL-TERM COST

SEE HOW THE NETWORK WORKS



WHO OWNS THE EQUIPMENT? WHO SETS THE PRICE? HOW CAN THE CUSTOMER OR SCHEME LEAVE?

THE DIAGRAM MUST MATCH THE ACTUAL METERS, WIRES, SERVICES AND CONTRACTS

BEFORE OWNERS VOTE

- ✓ Complete agreement and current tariff
- ✓ Equipment ownership and rental register
- ✓ Term, renewal and price-adjustment rules
- ✓ Related-party and benefit disclosures
- ✓ Termination, buyout and transition cost
- ✓ Independent alternatives and quotations

WHICH RESOLUTION?

- ? Supply agreement only **CHECK TERMS**
- ? Common-property lease/licence **SPECIAL**
- ? Sustainability works **SUSTAINABILITY**

RENTED EQUIPMENT ALONE ≠ AUTOMATIC SPECIAL RESOLUTION

NEW BUILDING / FIRST AGM

- ✓ Check whether a pre-first-AGM electricity agreement ends at the first AGM
- ✓ Do not simply ratify the developer's choice
- ✓ Review the contract, equipment, price and alternatives independently

CAN AN INDIVIDUAL SWITCH?

- ✓ For electricity: find a willing authorised retailer
- ✓ Meter or market-registration work may be needed
- ✓ The customer may receive a retailer bill plus network charges
- ✓ Other services may not follow the same pathway

CAN THE WHOLE SCHEME LEAVE?

- ✓ Use expiry or negotiated termination rights
- ✓ Change operator or buy/transfer the equipment
- ✓ Test direct-metering and conversion feasibility
- ✓ Budget the exit and protect service continuity



STRATA IQ ACADEMY

Prepared by Silvestro Musumeci | Founder, STRATA IQ Academy

CONNECTED LEARNING: Embedded Networks, Meetings, Finance & Sustainability

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Educational overview only. Check current law, registered plans, by-laws, approvals and specialist advice for the actual matter.
Sources: AER; EWON; NSW Government embedded-network and strata guidance; Strata Schemes Management Act 2015 (NSW), including s 132A; current scheme documents.