Sustainable Apartments Pilot – Feasibility report for New Acton South

This Cover Note accompanies the Electrification Feasibility Report prepared by GHD, which was provided to Grady Strata & Facilities by the City and Environment Directorate of the ACT Government on 25 November 2025. The study was fully funded by the ACT and Commonwealth Governments as part of the Sustainable Apartments Pilot program.

Disclaimer

This report is a feasibility study for information only. **The owners corporation has not committed to any of the works, timelines or expenditures in this document**.

The report presents hypothetical options and preliminary cost estimates to explore what a full transition away from gas could look like for our building. We are sharing this for transparency.

Please note that no resolutions to approve capital works or funding for these options have been passed. Any future decisions regarding major upgrades would be subject to consultation and the passing of a resolution at a general meeting, as required under the *Unit Titles (Management) Act 2011*.

Summary of key findings

For interested owners, the following points summarise GHD's findings.

Financial overview

Total estimated cost

The report estimates a total cost of $6.93 million (including GST) to implement the full scope of electrification, electric vehicle (EV) charging and solar upgrades.

Please note this is a preliminary estimate only. It is based on late-2025 pricing and does not account for future price increases or inflation.

Cost breakdown

The major cost components identified include the heating plant ($2.1 million), electrical infrastructure upgrades ($996,000), EV charging infrastructure ($645,000) and the hot water plant ($615,000).

Technical options identified by GHD

Heating

The consultant suggests replacing the rooftop gas boilers with centralised air-source heat pumps. They identified this as the lowest capital cost option, though they calculate a payback period (return on investment through energy savings) of roughly 17 years.

Hot water

For hot water, the report identifies water-source heat pumps with storage tanks as the preferred technical solution. This was selected by the consultant as the most efficient option, with a projected payback period of 3.7 years.

EV charging

The report canvasses an 'EV ready' system. In this scenario, the building would install the electrical backbone (distribution boards and cabling), allowing owners to purchase and install Level 2 chargers in their car spaces at their own cost.

Solar

The study suggests installing a 63 kW solar system. This is the maximum size the roof can accommodate and would help offset common area electricity costs.

Building impacts and challenges

Power supply

Our current electrical infrastructure cannot support full electrification. The report confirms that a significant upgrade to the main switchboard and substation transformer would be required.

Noise concerns

The proposed new heating plant on the roof is predicted to generate noise levels (63 dBA) that exceed compliance limits for nearby balconies. The report notes this is a risk that would require management.

Gas fireplaces and BBQs

To fully disconnect from gas, private gas fireplaces and BBQ connections in specific apartments would need to be decommissioned.

Next steps

The report outlines a staged approach up to the year 2045.

The immediate step suggested by the report is not to build, but to perform 'pre-works planning'. This would involve installing data loggers to measure our actual peak demand for hot water and electricity. This data could prove that we can use smaller, cheaper equipment than the report currently estimates.

The Executive Committee does not have any proposals at this stage about any of these works, but will consider the report further in due course, and any comments from owners are of course welcome.