Strata Charge

Unlocking shared solar and battery

StrataCharge



Program Guidelines

October 2026

Government of South Australia

Strata Charge

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Acknowledgement of Country

As guests on Aboriginal land, the Department for Energy and Mining (DEM) acknowledges everything this department does impacts on Aboriginal country, the sea, the sky, its people, and the spiritual and cultural connections which have existed since the first sunrise. Our responsibility is to share our collective knowledge, recognise a difficult history, respect the relationships made over time, and create a stronger future. We are ready to walk, learn and work together.

1 ABOUT THE PROGRAM

StrataCharge (the Program) is a $17.8 million initiative designed to incentivise and support the deployment of shared solar and battery Systems for the benefit of strata community households in Eligible Buildings. The benefits of each System are equitably divided amongst households within the Eligible Building using energy sharing technology.

The Department for Energy and Mining (Department) are delivering this project with co-funding from the Department of Climate Change, Energy, the Environment and Water (DCCEEW) through the Australian Government's Community Solar Banks Program.





The incentives and support available to eligible Strata Communities include:

- A Grant for up to 50% of the cost of a shared solar and battery storage System, up to a maximum Grant of $47,500.
- An optional zero-interest Loan for the remaining 50% of System costs, up to a maximum Loan of $47,500.
- Guidance on system sizing, information to support discussions with your Strata Corporation, and application and approval processes.

The Program goals are to:

- enable equitable access to renewable energy for households that currently face high barriers to entry due to complex governance and shared ownership structures;
- prioritise support for communities that are likely to include lower-income and rental households;
- de-risk innovative commercial and contracting models, and demonstrate how solar and battery systems can deliver equitable value for owners and tenants living in multi-tenant buildings; and
- support increased behind-the-meter energy storage on the South Australian electricity distribution network to assist in reducing minimum demand events due to South Australia's nation-leading solar penetration.

2 ELIGIBILITY REQUIREMENTS

The Eligibility Requirements of StrataCharge have been designed to ensure that the goals of the Program are achieved.

Applications that meet all of the Eligibility Requirements will, in most cases, be automatically approved for Grant funding, based on their demonstrated capacity to support and achieve the Program goals.

Applications that do not meet all of the Eligibility Requirements can still be submitted for consideration and assessment by the Department on a merit basis.

In assessing Applications on merit, the Department will, at its sole discretion, consider the level of departure of the Application from the Eligibility Requirements, the likely ability of the Application to assist with achieving the Program goals, and the number and rate of Applications that have been received that do meet all of the Eligibility Requirements.

Applications that do not meet all of the Eligibility Requirements will also be reviewed by the Department to consider opportunities to expand or change Eligibility Requirements if, or as needed, over time.

The Department reserves the right to review and adjust the Eligibility Requirements from time to time.



If you have questions about eligibility, please contact the Department via email at info@stratacharge.sa.gov.au.

2.1 APPLICANT ELIGIBILITY

The Applicant must:

- be a residential Strata Corporation that is responsible for managing a Strata Scheme under the *Strata Titles Act 1988* or
  - be a nominated resident of a Strata Scheme, authorised to apply on behalf of the Strata Corporation; or
  - be a Body Corporate Manager as outlined in the Strata Titles Act 1988, authorised to apply on behalf of the Strata Corporation; or
- be a Community Corporation that is responsible for managing a Community Scheme under the *Community Titles Act 1996*, or:
  - be a nominated resident of a Community Scheme, authorised to apply on behalf of the Community Corporation; or
  - be a Body Corporate Manager as outlined in the Community Titles Act 1996, authorised to apply on behalf of the Community Corporation.

Applicants must not:

- have previously received a Grant under this Program
- be Torrens title property owners
- be government agencies
- be private sector businesses and agencies (not including Body Corporate Managers)
- be educational institutions
- be not for profit organisations
- be social housing tenants
- be community housing tenants or providers.

In these guidelines, **Strata Corporation** is used to refer to both Strata Corporations and Community Corporations, unless there is a need to distinguish between them.



2.2 BUILDING ELIGIBILITY

The building must:

- have a minimum of 3 residential Lots
- be a completed development at the time of Application
- be a Class 2 Building under the National Construction Code
- be connected to the SA Power Networks distribution grid
- have a Lot median capital value that does not exceed AUD$700,000
- have a common roof area sufficient for the installation of rooftop solar
- be located in the state of South Australia
- have an active and relevant insurance policy (or policies) as required by law.

The building must not:

- have any existing solar array installed
- be a commercial building or public housing
- have any lots operating under company title
- be owned by a local Council, property developer or community housing organisation
- be a proposed development or under construction or renovation or other works that would prevent the System from being installed at the time of Application
- be connected to an embedded network for its electricity supply
- have a roof that is in a state of disrepair or in imminent need of repair or replacement.



2.3 SYSTEM ELIGIBILITY

The System must:

- supply power to all Lots within the Eligible Building
- equitably share the cost and benefits of the System with all lots within the Eligible Building
- be installed on or in common property areas or shared amongst available roof spaces
- be designed and installed by a program-approved Vendor
- not exceed the following System capacity, as outlined in the below table, unless otherwise approved by the Department:

Number of Lots in Eligible Building	Maximum solar system size, kW	Maximum battery system size, kWh
3	16	32
4	20	40
5	24	48
6	28	56
7	32	64
8	36	72
9	40	80
10	44	88
11	48	96
12	52	104
13	56	112
14	60	120
15	64	128
Above 15	Please contact the Department at info@stratacharge.sa.gov.au	

The following products and services are eligible for funding under this initiative:

- Solar panels
- Battery energy storage system(s)
- Inverter(s)
- Mounting systems
- Gateway and management system(s)
- Smart energy splitting technology
- Labour for installation and safety equipment
- Essential meter board upgrade, where there is clear evidence that it is required for the System to function effectively.

Any costs associated with products or services not listed above are ineligible for funding.

The System must not be:

- installed for the purposes of replacing or augmenting existing systems
- installed for the primary purpose of generating income via energy exports.

3 APPLICATION PROCESS

STEP 1 Eligibility assessment

1. Applicants will submit a self-assessment of their eligibility through the Application Portal. Applicants will be required to provide details about their Strata Corporation, property, and a nominated contact person. Supporting documents will be required.
2. The Department will review the Application and evidence provided to confirm eligibility.
3. Applications that do not meet all of the Eligibility Requirements can still be submitted for consideration and assessment by the Department on a merit basis.
4. Applicants will be advised of the outcome of their Application via email. Emails to Successful Applicants will include confirmation of a conditional approval for a StrataCharge grant.

STEP 2 Quote and resolution

5. Upon receipt of conditional approval, Applicants will be invited to select from a panel of approved Vendors to receive quotes.
6. Vendor/s will conduct a site inspection and generate a quote consistent with the Program requirements, which will be made available to Applicants through the Application Portal.
7. The Department will provide Applicants with guidance and an information pack to explain the benefits of the Program to the Strata Corporation.
8. Applicants will submit a proposal to their Strata Corporation for a resolution. Applicants must pass a resolution approving the project and specifying a quote to proceed with. Evidence of the approval must be provided to the Department.

STEP 3 Final approval

9. Applicants will have the option of submitting an application for a zero-interest loan, or nominate to self-fund the balance of System costs through the Application Portal.
10. If nominating to self-fund, the Applicant's relevant delegate(s) will be asked to execute the Grant agreement and arrange their preferred payment method with the Vendor directly for the balance of the System.
11. If submitting a loan application, the Finance Partner will make their credit assessment and advise of its decision. If successful, the Applicant's nominated delegate(s) will be asked to execute the Grant and Loan agreements.

Note: Where an Applicant is entitled to claim an input tax credit, GST is not an eligible expense. Where an Applicant cannot claim an input tax credit, GST may be included as an eligible expense.

STEP 4 Installation

12. Applicants will book and have their accepted Vendor complete their installation.
13. Once the System is installed, the Vendor must provide the Department with an Electronic Certificate of Compliance and the Applicant will confirm that the install is complete.
14. The Vendor will conduct a System handover with the Applicant.

STEP 5 Payment

15. The Vendor will then be paid:
    - the grant by the Department
    - if applicable, the zero-interest Loan by the Finance Partner
    - if applicable, any outstanding balance by the Applicant
16. Any Loan taken out will commence, once paid, in accordance with the Loan agreement between the Applicant and the Finance Partner.

4 ASSESSMENT PROCESS

Applications will be reviewed by the Department against Eligibility Requirements on a first come, first served basis. Applicants may be requested to provide further information to demonstrate that they meet the Eligibility Requirements during the assessment.

Please note the Department will prioritise Applicants that meet all Eligibility Requirements.

Applications that do not meet these criteria will be submitted to a merit pool where they may be assessed on a case-by-case basis.

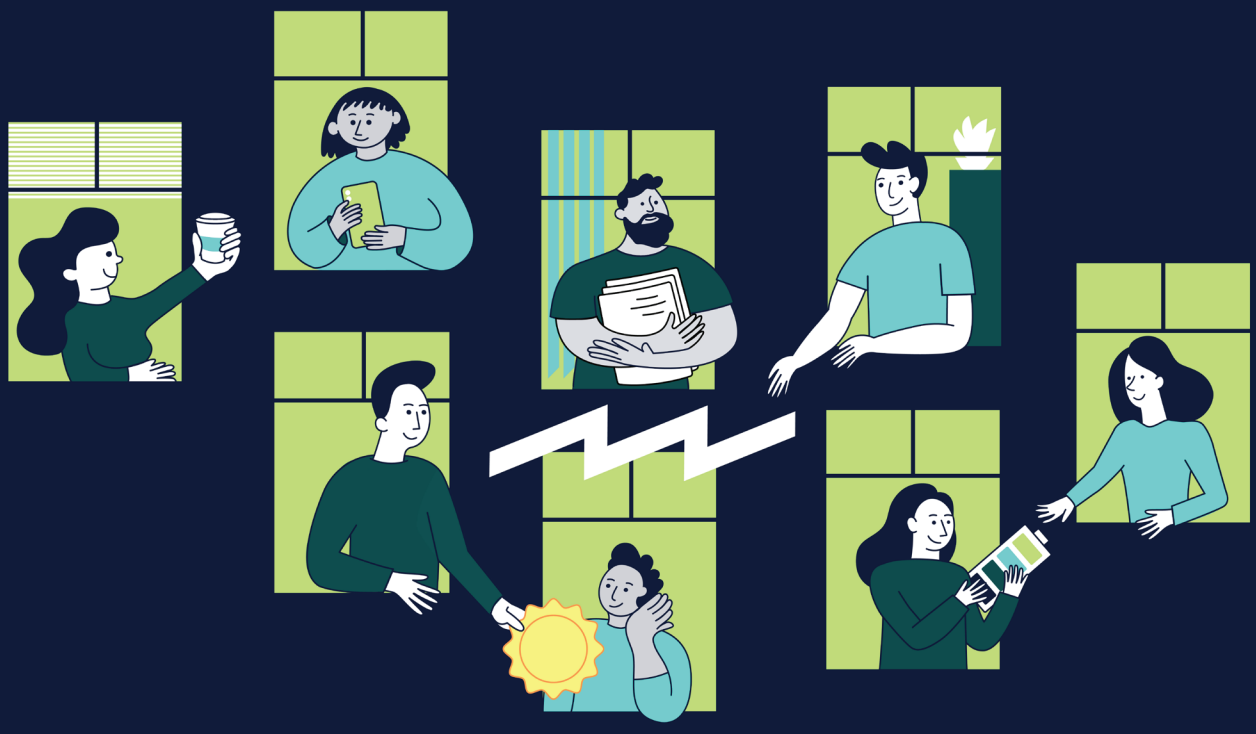
In assessing such Applications, the Department will at its sole discretion consider (amongst other things) the level of departure of the Application from the Eligibility Requirements, the degree to which the Application will assist achieving the goals of StrataCharge, and the number and rate of Applications that have been received that do meet all of the Eligibility Requirements.

5 APPLICATION TIMELINE

Description	Lead	Timeframe	Notes
Application submission	Applicant	Day 0	The Applicant submits a self-assessment against eligibility criteria for conditional approval.
Applications reviewed and building conditionally approved.	Department	<10 business days from submission	The StrataCharge team will review and provide an outcome to Applicants via email within 10 days of their submission. Successful Applicants will receive a support package.
Select vendor and obtain quotes	Applicant	<6 months from date of conditional approval	The StrataCharge team will check-in with the Applicant monthly to discuss progress and support options.
Strata Corporation reaches successful resolution to proceed	Applicant		
Finalise funding application	Applicant	<3 months from evidence of successful resolution	The Applicant must apply for funding either via a Grant only or a Grant and Loan.
Funding approval	Finance Partner	<5 business days from submission of funding application	The StrataCharge team will respond to the funding application within 5 business days.
Installation	Vendor	<6 months of funding approval	The Vendor must complete the System install within 6 months.

6 CONFIDENTIALITY

Data collected through the Program may be used to support case studies, Program improvements or new government initiatives. The Department will not share this information with other government agencies or other organisations except in accordance with the Information Privacy Principles Instruction, the Freedom of Information Act 1991, the Privacy Act 1988 or as required by another law.



7 DEFINITIONS

Applicant	Any Strata Corporation that is seeking to participate, or that has been deemed to satisfy the Eligibility Requirements of the Program.
Application	A submission made through the Application Portal by an Applicant seeking participation in the Program, including all declarations, consents and supporting documentation required throughout the application process.
Application Portal	The online system nominated by the Department through which Applicants submit Applications.
Body Corporate Manager	A person or business that acts as a delegate of a Strata Corporation.
Class 2 Building	Per the NCC's definition, 'Class 2 buildings are apartment buildings. They are typically multi-unit residential buildings where people live above and below each other.'
Department	The Department for Energy and Mining, who is administering the Program and acting on behalf of the executive branch of the State of South Australia.
Eligible Building	A building deemed eligible to participate in the Program as specified in the Eligibility Requirements.
Eligibility Requirements	The set of criteria outlined by the Program that an Applicant must meet in order to participate in the program.
Finance Partner	Any participant third party entity engaged by the Department to provide the Loans, currently being Brighte Capital Pty Limited.
Grant	The agreed monetary amount the Program will provide to the Applicant as a grant and is subject to the Program Guidelines.
Loan	A consumer credit arrangement between the Applicant and the Finance Partner for the supply and/or installation of System/s under the Program.
Lot	A residential dwelling in a Strata or Community Scheme.



Program	The StrataCharge initiative.
SA Government	The Minister for Energy and Mining for and on behalf of the Crown in right of the State of South Australia.
Strata Corporation	• A residential Strata Corporation that is responsible for managing a Strata Scheme under the *Strata Titles Act 1988*, or, by authority of the Strata Corporation; or – a nominated resident of a Strata Scheme, authorised to apply on behalf of the Strata Corporation; or – a Body Corporate Manager as outlined in the Strata Titles Act 1988, authorised to apply on behalf of the Strata Corporation; or • A Community Corporation that is responsible for managing a Community Scheme under the Community Titles Act 1996, or: – a nominated resident of a Community Scheme, authorised to apply on behalf of the Community Corporation; or – a Body Corporate Manager as outlined in the Community Titles Act 1996, authorised to apply on behalf of the Community Corporation.
System	A System is considered to contain the following components: • Photovoltaic solar panels. • At least one battery energy storage system. • At least one hybrid inverter capable of managing a solar and battery energy storage system. • At least one energy sharing device. • Eligible enabling or ancillary works.
Vendor	Any vendor who has been approved by the Department to participate in the Program and is responsible for the supply and/or install of System/s. Vendors must hold the following accreditations: • New Energy Tech Consumer Code approved seller. • Relevant Solar Accreditation Australia accreditation.

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12/10/2026-206192