CREATING STRATA SOLUTIONS

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Sustainability Infrastructure Motions: What You Need to Know!

The 2025 Strata Reforms require sustainability infrastructure expenditure to be included as an agenda item at every AGM. According to section 132B(2) of the Strata Schemes Management Act, ***sustainability infrastructure*** involves the installation, removal, modification or replacement of common property to improve energy efficiency, reduce waste production or support sustainable living.

You might be asking:
What does a sustainability infrastructure motion look like in practice?

Good news! **Vinc Legal** is here to make your life easier. Here are some examples of sustainability infrastructure motions that can be included at your next AGM:

1. Energy Efficiency



- **Solar Panels:** installing solar panels can significantly reduce electricity costs and reliance on fossil fuels.
- **Energy-Efficient Lighting:** replacing traditional incandescent bulbs with LED lights in common areas and individual units reduces energy consumption and costs.
- **Smart Energy Monitoring:** installing systems to track energy usage helps identify areas where consumption can be reduced.
- **HVAC System Upgrades:** optimising heating, ventilation, and air conditioning systems (HVAC) through upgrades or replacements can lead to substantial energy savings.
- **Embedded Networks (EN)**: EN enable the integration of renewable

energy sources, improve energy efficiency, and reduce reliance on the traditional electricity grid, all of which help lower carbon emissions.

2. Water Conservation



- **Water-Efficient Fixtures:** Installing low-flow showerheads, faucets, and toilets can significantly reduce water consumption.
- **Rainwater Harvesting:** collecting rainwater for use in gardening or other non-potable purposes can further reduce reliance on mains water.
- **Water Audits:** conducting plumbing audits can identify leaks and other areas of water wastage.
- **Recycled Water:** if the building has a rooftop garden, the water used to irrigate that rooftop garden can be recycled to other parts of the building.

3. Waste Reduction and Recycling



- **Recycling Programs:** implementing comprehensive recycling programs with clear signage and convenient collection points including garden recycling.
- **Composting:** establishing composting programs for organic waste can reduce landfill contributions and potentially be used in communal gardens.
- **Food Recycling:** Check whether your local council provides bins and compost bags for all organics and food waste.

4. Sustainable Transportation

- **Electric Vehicle Charging Stations:** installing charging stations for electric vehicles can encourage sustainable transportation options.
- **Bike Storage and Amenities:** providing secure bike storage and showers (for commercial buildings) can incentivise cycling and reduce reliance on cars.
- **Carpooling arrangements:** think license agreements with carpool provider (e.g. GoGet or Car Next Door) in the carpark.



5. Other Sustainable Practices



- **Sustainable Landscaping**: choosing native and drought-resistant plants for landscaping can reduce water usage and promote biodiversity.
- **Communal Gardening:** creating communal gardens can foster a sense of community, reduce food miles, and potentially reduce the need for indoor cooling systems through shade from trees.
- **Green Certifications:** seeking green building certifications like Green Star can provide a framework and recognition for sustainable practices.
- **Education and Engagement:** educating residents about sustainable practices and providing incentives can encourage widespread adoption of eco-friendly behaviours.

Need help with sustainability infrastructure motions for your next AGM?

Vinc Legal can design a tailor-made motion appropriate for your Strata Scheme's next AGM. Contact us today for specialist advice on navigating these Strata Law reforms and ensuring compliance.

Schedule A Consultation