

# Solar for Multi Dwellings Grant Scheme

Terms and Conditions

Current as at 1 October 2024

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## 1. Scheme overview

The Solar for Multi Dwellings Grant Scheme (the Scheme) provides owners of units/apartments in multi dwelling developments with support to install new shared rooftop solar systems for the benefit of residents, including tenants.

The Scheme will provide a grant to unit management corporations in the Northern Territory (NT) of up to \$7,500 per individual Dwelling, to support up to fifty per cent (50%) of the total installation costs of a shared solar photovoltaic (PV) system, required Solar Sharing Technology, and, where relevant, smart meters and battery storage systems. Applicants should note that while commercial-use units may participate in the Scheme if the relevant building also contains multiple Dwellings, it is only Dwellings that will receive funding under the Scheme.

The Scheme is being delivered by the NT Government's Department of Mining and Energy and administered through [GrantsNT](#) (the Department). The Scheme is funded by the Australian Government through its [Community Solar Banks](#) program.

## 2. Eligible Applicants

Eligible Applicants will be a management corporation within the meaning of the [Unit Titles Act \(NT\) 1975](#) or [Unit Title Schemes Act \(NT\) 2009](#), or other shared property management entity (Management Entity). Where there is no title to common property, then the application should be made by the owners of the Dwellings jointly. The Department will in its absolute discretion decide whether an applicant is eligible to participate in the Scheme, having regard to the nature of both the applicant entity and the Property.

Applicants are required to have a GrantsNT Organisation Profile to complete their application. More information on GrantsNT profiles can be found [here](#).

## 3. Ineligible applicants

Ineligible applicants include (but are not necessarily restricted to):

- government agencies and government owned bodies
- government owned or controlled statutory corporations
- local government
- public and private schools
- private and public educational institutions
- Managing Entities/owners of a building that is located on land that is owned by the Northern Territory Government.

## 4. Value of Grant

The grant will be available at the rate of \$7,500.00 (exclusive of GST) per Dwelling capped at a maximum total amount of 50% (exclusive of GST) of the total cost of eligible works. For example, the maximum grant available to a Body Corporate with 10 participating Dwellings would be \$75,000 (exclusive of GST), which would contribute 50% of a shared solar PV project with a total cost for eligible works of \$150,000.

## 5. Eligible works

Eligible works that may be supported by the Scheme are the supply and installation at a Property of a shared solar PV system that supplies power to multiple Dwellings including panels and inverters, Solar Sharing Technology, and, where relevant, smart meters and battery storage systems.

Shared solar PV systems may either be direct connected systems, where multiple solar systems on common property are connected directly to Dwellings, or may utilise a Solar Sharing Technology, where a single solar system equitably shares power to all connected Dwellings.

Guidelines for determining whether works are Eligible:

1. The works must supply power to a minimum of two (2) Dwellings.<sup>1</sup>
2. The works and the finally completed system must be situated on common property (that is, on parts of the Property owned by the Management Entity (or owners collectively), not on parts of the Property that constitute individually owned Dwellings.
3. Costs and benefits of the installation must be equitably shared among Participating Dwellings.<sup>2</sup>
4. The works must limit the electricity supplied to the building's common areas (if connected) to the equal proportion available to each Participating Dwelling.
5. The works must supply power to residential lots behind the meter.
6. The works must comply with Australian Standards and Northern Territory legislation and meet all connection requirements and have the required approvals from the Power and Water Corporation (PWC).<sup>3, 4</sup>
7. Where relevant, if battery systems are installed with support of the Scheme they must be on the Home and Business Battery Scheme (HBBS) Battery List, available here: [Home and Business Battery Scheme | NT.GOV.AU](#).

The Department will in its absolute discretion decide whether works are eligible under the Scheme. See also Excluded Works below.

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<sup>1</sup> It is recommended that applicants propose shared solar PV systems that connect to all Dwellings, including those that are rented. Management corporations should engage both owner occupiers and owner investors on the benefits of the Scheme and encourage their participation. This ensures that all residents can fairly benefit from the Scheme and may help to reduce shared installation costs.

<sup>2</sup> The solar PV system's purchase and installation cost and energy cost savings must be equitably shared between Participating Dwellings. To apply for final approval and be eligible for funding under the Scheme, the eligible entity will be required to make a declaration that the solar PV system's output will be equitably shared between Dwellings.

<sup>3</sup> Solar PV installations with a combined inverter capacity greater than 30 Kilowatts require a grid protection system installed to comply with Australian Standards and Northern Territory legislation. For more information visit: [Grid protection requirements | NTWorkSafe](#)

<sup>4</sup> As solar systems supply power into the network that PWC operates, its role is to manage the impact of these on the network to keep it running safely and reliably for you. For PWC to do this, it sets technical standards for what can be installed through its class requirements and require new installation owners to confirm their system's compliance with these requirements through a Network Connection Agreement. PWC may also need to replace the power meters at properties to manage your solar power export and power import, as this forms part of the network. Your chosen service provider for solar installation usually arranges and submits all required applications, documentation and information to PWC for you, or in conjunction with you. In some circumstances, a solar PV system may need to be controllable by PWC who may curtail solar export as required to maintain electricity grid security during minimum demand events. Additional hardware to enable controllability may be required as determined by PWC as part of its connections process.

## 6. Excluded works

**Excluded Works** that will not be supported by the Scheme include:

- (a) the supply and installation of a solar PV panels and inverters without solar sharing technology or where the benefits of the system cannot be demonstrated to be shared equitably between Participants
- (b) the supply and installation of a battery system where it is not being installed simultaneously with solar PV panels and inverters and Solar Sharing Technology
- (c) the supply and installation of Solar Sharing Technology where it is not being installed simultaneously with new solar PV panels and inverters
- (d) works that exclusively provide energy to common areas of the property
- (e) works that include battery systems that are not on the HBBS Battery List referred to above
- (f) works that include systems or equipment that have been or are being funded under the HBBS
- (g) any other works determined to be excluded by the Department in its absolute discretion.

## 7. Grant schedule

Grants will initially be made through one round in the 2024-25 financial year. The Department will consider whether further rounds are opened, dependent on allocated funding and participant demand.

## 8. Application process, requirements and assessment

Applications must be made to the Department on the application form and in accordance with these Terms and Conditions and any other information for applicants published from time to time. Information is available online at [GrantsNT](#).

**Step 1 – Register.** Register for a GrantsNT account – Corporations are required to set up an ‘Organisation Profile’ on GrantsNT. You can register for an account here: [Register | GrantsNT Administration](#).

**Step 2 – Submit an application via GrantsNT.** Complete a new online application that includes, but is not limited to, the following information:

- the number of Dwellings, and if relevant, commercial units and common spaces that will be connected to the shared solar PV system (that is, will be Participating);
- the known or estimated number of Dwellings that are owner occupied and rented; and

- details of the proposed solar PV system; including system design (direct connected systems, where multiple solar systems on common property are connected directly to Dwellings, or utilising a Solar Sharing Technology, where a single solar system equitably shares power to all connected Dwellings), system size/capacity (kilowatts), allocation between Participating Dwellings and connected common area, costs, expected energy generation (kilowatt-hours) and, where known, electricity bill cost savings for residents.

You will need to attach the following supporting documents with your application:

- If the applicant is a Managing Entity of a Unit Title Scheme, a copy of the building's registered unit plan, and a copy of the Title to the Common Property, and if the applicant is any other kind of entity, a copy of the title to the Property the subject of the application; and
- an initial quote from a service provider/s that includes:
  - Supplier legal entity name, ABN, contact person and contact details
  - Identify any subcontractors to be engaged
  - Quote number, date and expiry terms
  - Detailed description of works including:
    - details of the proposed system design, including Solar Sharing Technology where required
    - estimate of the expected system size/capacity
    - estimated energy cost savings
  - The GST-exclusive costs for supply and installation
  - The expected value of any small-scale technology certificates (STC) the project will attract.

**Step 3 – Conditional approval (assessment of eligibility and due diligence).** Your application will be assessed and any due diligence the Department sees fit carried out in relation to the Applicant, the Property and any proposed service providers. If successful, the Department will 'conditionally approve' your project and provide an indicative grant funding value. Unsuccessful applicants will receive a notification from GrantsNT notifying them of an unsuccessful application.

**Step 4 – Final project approval.** If you are conditionally approved for the grant under the Scheme, you will then need to finalise the details of your solar PV project. This includes settling a final system size, design and cost, allocation, and confirming the number of Participating dwellings and/or lots. Corporations must submit the following documentation for final approval within 90 days of receiving conditional approval.

- A fully detailed quotation for the works from a service provider or service providers. This will include the final system design (including the eligible products to be installed), total cost for supply and installation of the eligible works (clearly showing materials, labour and GST component/s separately), the value of STCs applied to the project, the location on the common property of the building where the system will be installed, the final number of Participating units, and any relevant connection details;
- Corporations must show written evidence that they accept the quote for the purchase and installation of the system. This must be evidenced by a resolution signed by the Chair of the meeting at which the resolution was passed, that:
  - the quote is accepted; and
  - that the proposed system will equitably share the purchase and installation cost and energy cost savings with all Participants.

## 9. Funding Agreement

Approved Eligible Applicants will be invited to sign a Funding Agreement.

At this step, you will be notified of the final funding amount that your Body Corporate (or other entity) will receive. The Corporation must execute the Funding Agreement in accordance with the rules of the Corporation and provide a copy of the resolution of the Corporation signed by the Chair at which a motion to approve the entry into a grant agreement for the purposes of obtaining a grant under this Program has been passed in accordance with the rules of the Corporation.

Eligible works must NOT commence before the NT Government has signed the Funding Agreement. You will be notified in writing that it is in order to commence the works and provided a copy of the fully executed Funding Agreement dated the date on which it is executed by the NT Government.

Funding Agreements will specify that all works must be completed by eight calendar months following the date of the Funding Agreement.

Funding will be paid to the Eligible Applicant at the completion of approved works upon evidence of certified completion of the works given by the service provider being submitted by the Eligible Applicant to the Department via GrantsNT.

The grant recipient must submit the final invoice/s to the Department along with certification of completion of works and any other reports or documentation required under the Funding Agreement.

The Scheme is the result of an agreement by the Australian and NT Government to provide once off funding to increase the uptake of installation of solar PV systems on multi-unit dwellings in NT.

The Scheme will end at the sole discretion of the Department, for example when the funds allocated have been fully committed.

## 10. General

### 10.1. No Incentives

A service provider must not offer to an Eligible Recipient, and an Eligible Recipient must not ask for or accept from the service provider (or anyone acting on behalf of the service provider), any offer of a benefit (whether monetary or otherwise) to the Eligible Recipient or any third party, as inducement to the Eligible Recipient to accept a quotation, other than the completion of the eligible works set out and described in the quotation.

### 10.2. Eligible Works at Risk of Corporation

The Department will not carry out any specific enquiries in relation to a service provider other than those it deems necessary in its absolute discretion. Corporations must make all enquiries deemed desirable to ensure that the quoting service provider is suitably qualified and experienced to undertake the works, and the Department takes no responsibility whatsoever for any works or conduct by the service provider which may not meet the Corporation's expectations, including without limitation works that are of unacceptable standard, quality, or workmanship. Further, the Department takes no responsibility for any damage or loss of any kind accruing to the Eligible Recipient in the event that the quoting service provider fails to complete the work by the cut off dates (or at all), including loss of benefit and use of the grant.

By making an application for the Scheme, the Corporation declares and warrants to the Department that it has read, understood and fully accepts these Terms and Conditions and fully releases and indemnifies the Department against any loss or damage he/she/they may suffer of any nature whatsoever (including without limitation personal injury or death) whether in relation to the goods and materials supplied and/or conduct of the works (or lack thereof). The Eligible Recipient further confirms that all required permits, certificates and licenses required to carry out the eligible works have been obtained, including through the engagement of a building certifier and other relevant professionals.

### 10.3. Changes to Scheme

The Department reserves the right to:

- vary these Terms and Conditions, the eligibility criteria or any other documented rule or procedure relating to the Scheme at any time
- accept or reject any application for participation in the Scheme in its absolute discretion.
- decide in its discretion whether an applicant, a property or works do or do not meet the intent of the eligibility criteria for participation (notwithstanding that it may meet the requirements of the relevant definition)
- cease the Scheme at any time should the NT Government policy change in which case no further Grant Agreements will be entered into.

### 10.4. Due Diligence, Audit and Compliance with Law

Corporations acknowledge:

- (a) that the Department will conduct such due diligence enquiries as it sees fit in order to ensure the integrity of the Scheme and that the allocated funding is used strictly in accordance with the intent of the relevant government policy. Such enquiries may include (but are not necessarily limited to) onsite inspections of the Property, checks on eligible works, searches of the courts and/or the trustee in bankruptcy; and
- (b) that it is a condition of participation in the Scheme that Eligible Recipients comply with all relevant laws, and, without limitation, warrant they are aware that they are a public body for the purposes of the *Information Commissioner against Corruption Act (NT) 2017* and that they must not engage in improper conduct as defined in that Act and are required to report any suspected improper conduct of another public body (whether that body is a participant or not) in the course of participating in the Scheme.

The Department reserves the right to conduct an Audit at any time in relation to any aspect of the Scheme or works carried out or to be carried out using grant funding.

By applying to participate in the Scheme, Applicants declare that they agree to the Department having access to any private register of information in relation to the Applicant, and to the Department using, storing, and releasing for lawful purposes, their information, including personal information.

### 10.5. Privacy

The Department is bound by the [Information Act 2002 \(NT\)](#) and will only ever use information in accordance with the NT Government's Information Privacy Principles. These principles are available at [www.infocomm.nt.gov.au/privacy/information-privacy-principles](http://www.infocomm.nt.gov.au/privacy/information-privacy-principles) or by contacting the Information Commissioner Northern Territory on 1800 005 610.



Applicants should read the Department's [Privacy Policy<sup>5</sup>](#) and by providing information to the Department under the Scheme, applicants agree to the following Privacy Statement:

Information collected as part of the Scheme application process is collected in accordance with the Scheme's Terms and Conditions and for the purposes of assessing participant eligibility; audit; monitoring; evaluation; and reporting.

By applying to participate in the Scheme, you consent to the NT Government:

- (a) storing information, including personal information (such as names and personal contact details);
- (b) using the information, including personal information for the purposes mentioned under the paragraph above;
- (c) transferring some of this information, including personal information, outside of the NT (but not outside Australia) for the purpose storing it; and
- (d) releasing non-sensitive information, de-identified data in accordance with the NT Government's open data policy.

If you have provided personal information of another individual to the NT Government, you warrant that you have informed the person to whom the personal information relates that the personal information will be provided to the NT Government, and of the NT Government's intended use of this personal information, and that you have obtained consent from all such persons to allow the NT Government to use and disclose their personal information in this manner.

By participating in the Scheme, permission is provided for the NT Government to provide information collected as part of the Scheme to third parties, such as product manufacturers, to assist in identifying customers in the event of product recalls.

By participating in the Scheme, permission is provided for the NT Government and/or third parties approved by the NT Government to contact participants regarding renewable energy trials, programs and offers.

## 10.6. Release and Indemnity

By applying to participate and as a continuing obligation throughout any period of participation in the Scheme, Corporations declare and warrant to the Department that they have read, understood and fully accept these Terms and Conditions and fully release and indemnify the Department against any loss or damage he/she/it/they may suffer of any nature whatsoever (including without limitation personal injury or death) caused or contributed to by participation in the Scheme, the conduct of any works or otherwise.

## 10.7. Disputes and Complaints

The Department is not responsible for resolving any disputes between Corporations and individual unit owners or service providers. Corporations must conduct their own due diligence with regards to their contractual obligations and the conduct of all works on the Property.

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<sup>5</sup> <https://industry.nt.gov.au/publications/business/policies/privacy-policy>

For disputes relating to building and construction works quoted/planned and/or conducted by the service providers at the Property, the Eligible Recipient can go to [building complaints and disputes](#)<sup>6</sup> and choose the appropriate page and information links.

Consumer Affairs can be contacted on 1800 019 319 or go to [www.consumeraffairs.nt.gov.au](http://www.consumeraffairs.nt.gov.au) to find information on [dispute resolution](#)<sup>7</sup>.

The Department gives no warranty that these organisations will be able to resolve disputes. If a dispute cannot be resolved in these forums the parties to the dispute will need to take independent legal advice.

For disputes and complaints relating to applications for this Scheme, or other complaints involving the Department during the currency of the Scheme can be made at [Feedback | Industry](#)

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<sup>6</sup> <https://nt.gov.au/property/building-and-development/building-complaints-and-disputes/introduction>

<sup>7</sup> <https://consumeraffairs.nt.gov.au/for-consumers/residential-building-disputes>

## 11. Attachment A – Key definitions

**Audit** means the Department's right to check original documents and undertake onsite inspections of property where works are completed to ensure the works are carried out in line with the Grant Agreement, quotation and otherwise in accordance with the terms of the Scheme.

**Department** means the Northern Territory Government, Department of Mining and Energy, and GrantsNT.

**Dwelling** means that part of a Property in which a person or persons lives on a continual basis.

**Eligible Recipient** means an Eligible Applicant that has entered into a Grant Agreement with the Department.

**Grant Agreement** means a contract between the Department and Eligible Recipient which will outline each party's commitments and obligations and the terms and conditions on which funding is granted.

**GST** Goods and Services Tax.

**Invoice** means a compliant invoice issued by a service provider that matches the compliant quotation given by that service provider which forms the basis of the Recipient's application for a Grant Agreement.

**Participating** units, unit owners or residents are those owners of individual Dwellings (and where applicable, commercial use units) within the building who choose to have the benefit of the Scheme and have complied or will comply with any requirements imposed on such participation by the Corporation (including for example, to make a financial contribution to the upfront costs of the installation of the system).

**Property** means:

- (a) Land situated in the Northern Territory on which there is a building that is being lawfully used for residential purposes by the unit owners or a tenant of the unit owners; and
- (b) Construction of the building/s on the Property is/are fully completed and the building/s have valid Occupancy Permit/s/Certificate/s of Occupancy issued for all Dwellings contained in the building/s; and
- (c) The Property has not had a shared solar PV system installed in the last ten years<sup>8</sup>; and
- (d) the Property is not connected to an embedded network for its electricity use; and
- (e) the Property is not a commercial building<sup>9</sup>.

**Scheme** means the Solar for Multi Dwellings Grant Scheme.

**Solar Sharing Technology** is hardware or software or a combination of both, that shares the electricity generated by the solar system, including an Inverter Power Sharing Device (IPSD) which is a device used to share the solar system supply from an inverter or multiple inverters to provide supplementary supplies to several occupied lots.

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<sup>8</sup> The Body Corporate may still apply for funding to install shared solar PV for residential lots not already connected to an existing system.

<sup>9</sup> Residential buildings containing some commercial units may participate in the Scheme (subject to demonstrating equitable sharing arrangements and other eligibility requirements), but the commercial units will not receive grant funding.