



18 August 2023

Hello Maroochy Quays Homeowners

GemLife held a Solar Energy Forum in December 2022 for Maroochy Quays Homeowners. Homeowners were informed of the solar battery installation planned for Maroochy Quays.

Since this Forum, further questions have been raised by Homeowners in which we have consulted the GemLife Director of Sustainability, Renewables & Innovation for response.

**Where will the batteries be located?**

The batteries have been installed behind the Summer House. Please note, this is a restricted area and is not to be accessed.

**When will the batteries be 'switched on'?**

The main switchboard to the resort requires an extension to accommodate the battery. We are awaiting this to be fabricated and installed. At this stage, GemLife anticipates works to be completed by mid-June 2023 subject to supply.

**What benefits will the battery bring?**

Through storing excess energy generated during the day, the battery will reduce exposure to demand charges that account for up to 40% of total energy charges. All energy rates will increase when our current contract expires with Shell Energy and the battery will offer protection against this market volatility.

**Specifically, how will the battery operate and under what conditions?**

The battery will be charged with excess energy generated and not used during the day and stored for use of an evening. Resort will draw down this energy in the first instance before any energy is purchased from the grid to reduce exposure to volatile pricing.

**Do residents see reduced power bills as a consequence of the installation?**

The battery will reduce exposure to demand charges that will impact energy prices. A major benefit will be achieved when our existing Shell Energy contract expires in 2024 and new, much higher pricing, applied. (GemLife experiences energy price increases like any other household).

**How do residents know when the battery is operating in support of the power system?**

Homeowners will not have visibility on when the battery will be operating. This would require an expensive controls platform with multi-user access that does not form part of these works.

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**Is there a cost to residents when the battery is in operation?**

No.

**Can we assume no additional direct cost to us residents?**

There will be no attempt by GemLife to pass on any costs of the battery to Homeowners.

**Can we assume no increase to site fees other than the normal CPI increase?**

There will be no attempt by GemLife to pass on any costs of the battery to Homeowners.

**Will the excess storage generated by our own solar panels be transferred to the batteries for community use? ie. keeping down running costs & site fees.**

Yes, this is correct.

**How will this change effect our electricity bill?**

The battery will reduce exposure to demand charges that will impact energy prices. A major benefit will be achieved when our existing Shell Energy contract expires in 2024 and new, much higher pricing, applied. (GemLife experiences energy price increases like any other household).

**Will the battery cater for all villas at night or on cloudy days?**

We have installed the largest battery that Energex will allow us to install. This offers 1,000kwhr of storage. The battery will not have capacity to provide 100% power to the resort over night or during days of extended inclement weather. Where there are extended periods of inclement weather, the battery will be charged over night at lower rates than during the day providing Homeowners with the associated benefit.

**If we generate excess after the whole resort has used what it needs, who will purchase this excess and where will the money go?**

Current configuration has generation curtailed to satisfy obligations enforced by Energex. The same will occur with battery in place and when fully charged. The battery enables the storage of excess energy to reduce the amount of curtailment required maximising the amount generated.

**If we generate excess after the whole resort has used what it needs, who will purchase this excess and where will the money go?**

When Gemlife connect the resort to the Energex network, we are required to work by a set of rules and regulations that are governed by Energex. One of these requirements is to control the total amount of energy that is generated from the solar on site to prevent excess electricity flowing back into the Energex network. This restricting generation is referred to as curtailment of generation. Because the battery will store excess energy that is generated from the solar, the amount of generation that is reduced (curtailed) will be less meaning that home owners get greater use of solar. Where excess energy can be returned to the grid, when the battery is full, this will continue as it presently does.

**How specifically will the battery system reduce power bills?**

45% of energy costs at GemLife resorts are for demand charges that are charged based on the maximum demand for power from the grid for any 30minute period over the month. This typically occurs late in the day when all homeowners are home, using appliances and air conditioning. Battery will reduce exposure to this. For example, demand charges at GemLife Palmwoods, where batteries have been installed, are around 22%. This has a direct and material impact on cost per kwhr paid by the homeowner.

**Is there a second battery being installed and if so what is the size of the second battery?**

Battery will be installed aligned to works undertaken in stage 4. Battery will be the same capacity as existing battery that is installed – 300kW/1000kWhr.

**When during any day is the battery set up to take over from the external grid to reduce power bills from GemLife's energy provider.**

Energy Management System dynamically determines optimal time to charge from the grid based on consumption and generation patterns within the resort and balance against energy costs. This will include demand charge shielding as discussed above, as well as reducing exposure to peak energy tariffs.

We hope your questions assist in understanding the new battery and what GemLife is striving to achieve at all the GemLife locations.

If you have further questions, please forward them through to Resort Managers for response.

Thank you  
Peter & Suzanne  
Resort Managers