

Commercial Landlords Pilot ACT – Rebates for efficient electric systems upgrade

Canonical: <https://northmoregordon.com/grants-and-programs/commercial-landlords-pilot-act-rebates-for-efficient-electric-systems-upgrade/>

Details:

[Summary](#) | [Article](#) | [Current use](#) | [Related guidance](#)

Funding program archive

This page preserves a dated funding-program record and links it to current project-planning guidance.

Publication date: 30 June 2026.

Status note: This archive does not confirm that applications are open, funds remain available or the earlier eligibility and co-funding settings still apply. Verify the current administrator page and guidelines.

What this article reported

The Commercial Landlords Pilot is an ACT Government initiative designed to help commercial building owners transition away from gas by upgrading to efficient electric heating and hot water systems. Through the program, eligible landlords can access rebates of up to \$50,000 (covering up to 75% of project costs) to replace centralised gas systems and potentially install rooftop solar to offset electricity use.

The pilot focuses on smaller multi-tenanted commercial buildings and aims to demonstrate how electrification upgrades can reduce emissions and operating costs while supporting the ACT's transition toward net zero emissions by 2045.

Submissions close: 5:00PM, 30 June 2026 (AEST).

Who is this for?

State: ACT Industry: Commercial Property / Property Owners & Landlords

This opportunity is targeted at commercial landlords, property owners, and portfolio or strata managers responsible for smaller multi-tenanted commercial buildings in the ACT.

Funding Available

Up to \$50,000 per premises

Covers up to 75% of eligible upgrade costs

Only a small number of sites will be selected as part of the pilot program.

What the Grant Can Be Used For

Funding is designed to support projects that transition commercial buildings away from gas, including:

Replacing centralised gas heating systems with efficient electric systems

Upgrading centralised gas hot water systems to electric alternatives

Installing rooftop solar to offset increased electricity consumption

Electrification upgrades for shared "base building" systems servicing multiple tenants

These projects often involve feasibility assessments, system upgrades, and energy transition planning.

Eligibility: You can apply if you:

Own, manage, or represent a commercial building in the ACT

The building has centralised natural gas heating and/or hot water systems

The property has four or more commercial tenants

The building has a maximum of two floors

Heating or hot water costs are charged to tenants (e.g., through rent or shared billing)

The program is delivered through an Expression of Interest (EOI) process, with only a limited number of buildings selected to participate in the pilot.

Northmore Gordon can assist with:

Assessing eligibility

Feasibility studies

Preparing and submitting a strong grant application.

If you own or manage a commercial building in the ACT and are considering electrification upgrades, our team can help you access funding through the Commercial Landlords Pilot.

Get in touch with Northmore Gordon to discuss your project and submit your application.

How to use this information now

Before relying on a grant, confirm the current round, applicant and project eligibility, eligible expenditure, co-contribution, assessment process, closing date and evidence obligations. Build the technical case so the project remains understandable with grant support shown separately.

Separate source-reported facts from forecasts, targets and commentary. For a current project, retain the official source, version, effective date, assumptions and decision record in the evidence file.

Related guidance

Carbon advisory

Solar PV

Current articles and guidance

Contact Northmore Gordon

What is the Commercial Landlords Pilot and what problem does it address?

The Commercial Landlords Pilot is an ACT Government initiative helping commercial building owners transition from gas to efficient electric heating and hot water systems. It addresses the challenge that many smaller multi-tenanted commercial buildings still rely on centralised gas infrastructure, which contributes to emissions and rising operating costs. The pilot demonstrates how electrification upgrades—potentially combined with rooftop solar—can reduce both environmental impact and tenant utility expenses while supporting the ACT's net zero emissions target for 2045. We can assess whether your building qualifies and help develop a feasible upgrade strategy.

Who qualifies for the Commercial Landlords Pilot and what are the key building requirements?

You can apply if you own, manage, or represent a commercial building in the ACT with centralised natural gas heating and/or hot water systems. The building must have four or more commercial tenants, a maximum of two floors, and heating or hot water costs must be charged to tenants (through rent or shared billing arrangements). These eligibility criteria target smaller multi-tenanted buildings where landlord-controlled base-building systems serve multiple occupants. We can help verify your building's eligibility and identify any gaps before you submit your Expression of Interest.

What funding level and project scope does the Commercial Landlords Pilot offer?

Eligible landlords can access rebates of up to \$50,000 per premises, covering up to 75% of eligible project costs. Funding supports replacing centralised gas heating systems with efficient electric alternatives, upgrading centralised hot water systems to electric options, and installing rooftop solar to offset increased electricity consumption. The rebate can also support electrification upgrades for shared base-building systems serving multiple tenants. We can help you scope eligible works, cost the project accurately, and calculate the funding contribution to build a robust investment case.

How does the application process work and what is the submission deadline?

The program operates through an Expression of Interest (EOI) process, with only a limited number of buildings selected to participate. Submissions close at 5:00 PM on 30 June 2026 (AEST), so timing and preparation are critical. A well-prepared EOI demonstrating feasibility, cost-benefit and alignment with program objectives will strengthen your chances of selection. We can prepare and submit a strong application on your behalf, including feasibility studies, building assessment, cost estimates and measurement evidence to support your case for selection.

What are the practical steps to assess whether an electrification upgrade is viable for my building?

Viability assessment requires understanding your building's current gas consumption, heating and hot water load profiles, available roof space for solar, electrical infrastructure capacity and upgrade requirements, and tenant cost-recovery arrangements. You need to establish baseline operating costs, compare electric system options, and model the impact of solar generation on annual electricity demand. A feasibility assessment also clarifies which building systems can be upgraded (base-building services) versus tenant-specific equipment. We can conduct this investigation proportionately, identifying technical constraints and cost implications before you commit to an application.

How does rooftop solar fit into an electrification upgrade under this pilot?

Solar installation is an eligible use of pilot funding, included specifically to offset the increased electricity consumption created by replacing gas heating and hot water systems with electric alternatives. Installing solar alongside electrification reduces your building's net grid demand, improves the economics of the upgrade by generating renewable energy, and demonstrates a comprehensive decarbonisation approach. Solar sizing depends on available roof space, orientation, shading and your annual electricity profile. We can assess solar feasibility alongside your heating and hot water upgrades, size the system appropriately and help model the combined energy and financial outcomes.

What happens after my building is selected—how is measurement and verification handled?

While the pilot's specific measurement and verification requirements are not detailed in available information, energy projects of this scale typically require baseline establishment before work commences, commissioning verification during installation, and post-project performance monitoring to confirm savings. You should clarify the pilot's exact evidence and reporting requirements with the ACT Government when you receive a selection outcome. We can establish appropriate metering, baseline conditions and measurement boundaries from the outset, ensuring your project meets any scheme requirements and providing credible evidence of energy and emissions outcomes for future reporting or investment decisions.

Can Northmore Gordon help coordinate the entire pilot application and delivery process?

Yes. We can assist across multiple stages: assessing your building's eligibility against pilot criteria, conducting a proportionate energy audit and feasibility study, developing cost estimates and investment cases, preparing a compelling Expression of Interest, and—if selected—supporting project delivery and measurement. Our six-stage approach (Assess, Build the Case, Capture Value, Deliver, Procure, Perform) aligns with the typical project lifecycle from eligibility assessment through post-implementation review. Engaging us early ensure your application is well-prepared and your project is structured for successful delivery and demonstrated outcomes.