Smarter, More Efficient Centralised Energy Solutions for Your Multi-Dwelling Projects.

Forward-thinking developers are turning to embedded networks and utility services to unlock a new layer of efficiency—reducing CapEx, simplifying utility infrastructure, and delivering long-term savings for residents and Owners Corporations. With one connection point and tailored procurement, your project stays streamlined, future-ready, and commercially sound.

Key Benefits for Developers

LOWER CAPEX
Provider contributions help reduce upfront infrastructure and delivery costs.

BULK BUYING POWER
Secure lower energy rates through competitive energy market procurement.

SIMPLIFIED INFRASTRUCTURE
One central connection point, fewer meters, and reduced build complexity.

ONGOING REVENUE & CONTROL
Maintain influence over supply arrangements and long-term value for the Owners Corp.

SUSTAINABILITY READY
Easily integrate EV charging, solar, and emerging future technology solutions.

EQUITABLE USAGE MODELS
Smart metering enables transparent, 'user-pays' systems that support fairness.

utilizer | more power to you

Our Process:
Embedded Utility Procurement

1

DISCOVERY & SCOPE
Define project infrastructure needs, objectives, and timelines.

2

TENDER PREPARATION
Prepare technical and commercial specifications for utility services.

3

MARKET ENGAGEMENT
Invite 4–6 accredited providers to participate in competitve tender process.

4

EVALUATE & NEGOTIATE
Analyse proposals and negotiate best-value commercial terms.

5

RECOMMEND & AWARD
Present clear recommendations aligned to your project goals.

6

HANDOVER
Support onboarding, compliance, and operational handover.

Ideal Development Project Types

- Build-to-Rent & Build-to-Sell
- Aged Care & Retirement Villages
- Holiday & Caravan Parks
- Mixed-Use Precincts
- Shopping Centres

Why Partner With Utilizer?

- Independent, transparent advisors
- We work for you – not retailers
- Full-market tendering expertise
- Clear advice and long-term value
- Regulatory guidance and support

Let's Connect
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FAQs

Why should I consider an embedded network for my development?

Embedded networks reduce infrastructure complexity and lower CapEx through provider contributions. They also allow you to retain more control over procurement and deliver long-term utility savings for future residents and Owners Corporations—enhancing the overall value of your project.

Which utilities can be included in an embedded network?

In addition to electricity, embedded networks can include gas, centralised hot water, HVAC, fibre/NBN, solar, EV charging, and other essential building services. Bundling these under a single procurement process simplifies delivery, reduces coordination risk, and can increase your negotiating power.

What's Utilizer's role in the procurement and delivery process?

We manage the embedded utility procurement lifecycle—scoping requirements, preparing tenders, running a competitive process with up to six accredited providers, and negotiating final commercial terms. We also guide you through compliance and setup to ensure a smooth handover.

When should I engage Utilizer in the project timeline?

Engage us during early design or DA stage. The earlier we're involved, the more value we can unlock—through technical alignment, reduced duplication, and stronger offers from providers. Early engagement also helps integrate utility requirements into planning, approvals, and delivery timelines.

Who manages the embedded network after construction?

That depends on your preferred structure and long-term ownership strategy. It can be managed by the Owners Corporation, or outsourced to a third-party embedded network operator. We'll help you select the right model based on your objectives—whether you're holding, selling, or managing long-term.

Are there compliance risks I need to be aware of?

Yes—but we help you stay ahead of them. Embedded networks are regulated under both state and national frameworks. We ensure you meet all relevant licensing, exemption, and consumer protection requirements, including registration with the Australian Energy Regulator or relevant state body.

How does an embedded network affect sales or leasing?

A well-structured embedded network adds value through lower utility costs and streamlined infrastructure. We ensure the setup is clear, compliant, and easy to communicate—supporting your sales or leasing strategy.

Do I have full choice over service providers?

Yes—our role is to run an open-market process, not lock you into any one retailer or provider. You'll receive multiple offers and retain full control over which partner is selected based on commercial, technical, and operational fit.

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