

MEDIA RELEASE: SCA (ACT) Fights for Fair EV Integration in Apartments and Strata Complexes

Wednesday 1 March 2023: Property peak body Strata Community Association (ACT) appeared at the ACT Legislative Assembly's Standing Committee on Planning, Transport and City Services today, fighting for fair and timely EV integration in apartments and strata complexes.

One-in-four ACT residents live in strata and will need to be considered and incorporated into EV planning, funding and legislative action for the government to reach its ambitious ZEV targets.

The ACT Government has been consulting with SCA (ACT) and other stakeholder groups on a multi-unit dwelling strategy over the past several months.

Speaking to the inquiry, SCA (ACT) President Shelley Mulherin said people living in apartments and townhouses should have the same ability to access charging facilities at home as those in freestanding homes. Full stop.

"What that means in practice is serious attention and funding from the government to address unique issues to strata such as collective decision-making practices by owners corporations, insurance issues, cost, power infrastructure, safety and ease of access," said Ms Mulherin.

"If you're driving your brand-new EV into your apartment complex tomorrow, the first thing you'll want to know is where you can plug it in, if you can install a charger, how much that might cost and what process you need to go through to get up and running.

"And if you're sitting on an owners corporation committee, you'll be considering the needs of all owners and residents, the cost, if there is need to be complex wide upgrades to infrastructure and if there are safety or insurance implications for the building.

"Government needs to partner with SCA (ACT) and others in the space to make sure everyone has the information they need, and the means to achieve positive outcomes.

"We've been really encouraged from what we've seen so far from government, and the ACT is leading the nation in many respects on EVs, so we want to see this pace and attention continue as the rubber really hits the road this year," she said.

Key recommendations from SCA (ACT)'s [submission](#) to the Inquiry into electric vehicle (EV) adoption in the ACT:

- SCA (ACT) recommends the ACT Government considers the introduction of policies that allows owners practical voting options and guides to process various types of EV charging requests and ownership.
- SCA (ACT) recommends that the ACT Government consider providing incentives for EV charger installation to owners corporations as a whole, as well as to individuals.
- SCA (ACT) recommends the ACT Government to engage in a cost-benefit analysis for EV integration into apartments.
- SCA (ACT) recommends that the ACT Government consult with ACT Fire and Rescue, along with other relevant safety experts, to assess the risks associated with the integration of EVs into strata.

- SCA (ACT) strongly recommends that the ACT Government engage with the insurance industry, in particular insurers who specialise in strata insurance, to identify what effect the integration of EVs into strata will have on insurance premiums.

SCA (National) released a [EV State of Play](#) report specifically into strata in late 2022, with a comprehensive report detailing integration challenges due out in March – April 2023.

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For media enquiries, please contact Shaun Brockman, National Policy & Advocacy Manager, SCA on 0411 039 429 or at shaun.brockman@strata.community.

About Strata Community Association (ACT)

[SCA \(ACT\)](#) is the peak professional association for the Australian Capital Territory Body Corporate and Community Title Management industry and provides a forum for improved standards and education in the industry.

Membership includes strata community managers, support staff, committee members and suppliers of products and services to the industry. SCA proudly fulfils the dual roles of a professional institute and consumer advocate.

SCA (ACT) is a chapter of the Strata Community Association, which represents practitioners throughout Australasia.