

Peak Strata Body Releases Electric Vehicles in Strata 'Challenges' Report

Wednesday 31 May 2023: Property peak body Strata Community Association (SCA) has released an industry first report, a comprehensive analysis of the specific issues that the mass integration of EVs into strata buildings will create throughout Australia and New Zealand.

With approximately 6 million strata residents across Australia and NZ, and electric vehicle sales expected to leap an estimated 35% in 2023, SCA has identified a critical need to investigate the significant, and unique challenges that are faced when attempting to integrate EVs into strata.

The report, titled ***Electric Vehicles in Strata – Phase 2: Challenges*** builds off of [SCA's Phase 1 Report](#) released in December last year, and functions as a tool to guide the formation of effective policies, guidelines and best practices that promote the integration of EVs and their supporting infrastructure.

SCA National Vice-President and Chair of the SCA EV Taskforce Josh Baldwin has said that the report sets a strong foundation for proactive discussions and policy development for the industry.

"The challenges explored in the report highlight the urgent need for comprehensive support for EV planning and infrastructure development in strata buildings," he said.

"By equipping our strata communities with efficient and accessible EV infrastructure, we can further encourage EV adoption, and position the strata industry as a leader in sustainable development."

SCA National President Chris Duggan said that collaboration is critical among strata stakeholders, government bodies and industry experts, to overcome the extensive barriers outlined in the report.

"We call upon all parties to join together and explore innovative solutions that will pave the way for a pragmatic approach and more sustainable future for strata communities everywhere," said Mr Duggan.

"By harnessing the collective efforts of owners, residents, industry professionals and policymakers, we can take full advantage of the unique benefits that strata living presents."

"Together, we can awaken a sleeping giant and unlock the unlimited potential of strata, to create thriving, sustainable communities, and set a global standard for environmentally conscious living."

Full report [here](#).

Facts and statistics about EVs and Strata:

- **Australia's total EVs almost doubled in 2022, growing from 44,000 to more than 83,000.**
- **Global electric vehicles sales are expected to grow by 35% in 2023.**
- **EVs are estimated to account for 49 per cent of total vehicle sales in Australia by 2030, and 100 per cent by 2040.**
- **1 in 5 Australians are estimated to be living in strata-titled properties such as apartments and townhouses.**

Key Report Takeaways

- In most jurisdictions in Australia, and in New Zealand, the threshold for voting within a strata committee to install EV infrastructure is a majority vote, or 50%.
- Almost all older buildings in Australia and NZ have not been built with the level of electrical infrastructure sufficient to support the additional load that EV charging creates.
- The National Construction Code requires that new buildings are created to be EV ready from 1 October 2022, with a full program of integration commencing on 1 May 2023.
- Almost half of apartments are rented, meaning a balance must be struck between consumer demand and owner commitments to EV infrastructure, with government and supplier incentives and funding playing a part.
- Emissions reductions and net zero commitments will not be possible without the integration of the one in five Australian residents who live in strata complexes.

SCA's Policy Priorities

- Strata buildings and complexes are integrated into electrification strategies at the same pace as freestanding homes.
- Funding programs are created to establish baseline backbone infrastructure capability in all existing strata buildings in Australia and New Zealand.
- Insurers and fire, rescue and safety technicians work closely with SCA and other service providers to ensure that policies and programs are laid out in an effective and equitable manner for strata communities.
- Federal, state, territory and local governments consult proactively and rigorously with SCA to produce policy, legislative and regulatory outcomes that enable strata residents to access and benefit from electrification programs.

ENDS

About Strata Community Association (SCA)

[Strata Community Association \(SCA\)](#) is the peak industry body for Body Corporate and Community Title Management (also referred to as Strata Management, Strata Title, or Owners Corporations Management) in Australia and New Zealand.

Our 5,000 individual and corporate members include strata/body corporate managers, support staff, owners' representatives and suppliers of products and services to the industry. SCA proudly fulfils the dual roles of a professional institute and consumer advocate.

We believe in taking action with urgency in order to raise public awareness about some of the most pressing issues facing today's society. Please join us by supporting our efforts to make a measurable difference for the community.

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