

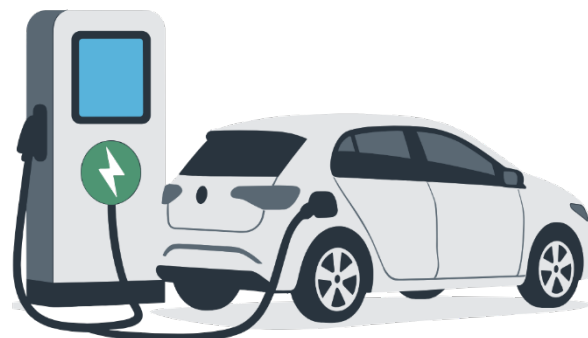
ELECTRIC VEHICLE CHARGING IN STRATA

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1. Overview

What this guide covers

Electric vehicle ownership is increasing rapidly across Australia and is changing the expectations of apartment owners, purchasers and residents.

As demand grows, Owners Corporations are increasingly being asked to accommodate EV charging within existing buildings that were often never designed for this purpose. While installing an EV charger may appear straightforward, it can involve electrical infrastructure, common property, funding, governance, future planning and ongoing management considerations.

This guide provides practical industry guidance to help Strata Managers, Committee members and Owners Corporations better understand EV charging within strata communities. It focuses on planning, implementation and long-term management.

Rather than recommending a single solution, the guide explains the key considerations involved in selecting an appropriate approach for each building and highlights practical measures that can help support safe, scalable and well-managed EV charging infrastructure.

How this guide complements the Victorian Government guide

The Victorian Government has recently published the *EV-ready Guide for Owners Corporations*, which provides a comprehensive decision-making framework to assist Owners Corporations in assessing EV charging proposals and developing an overall approach to EV readiness.

This Industry Guide is intended to complement that publication.

While the Government guide focuses primarily on governance, decision-making and planning, this guide provides broader industry insight into:

- EV charging technologies
- practical building considerations
- infrastructure planning
- procurement and contractor selection
- installation challenges
- maintenance and lifecycle management
- common issues encountered during implementation
- future industry developments

Readers are encouraged to use both publications together when planning EV charging infrastructure within their building.

Why EV charging matters to Owners Corporations

EV charging is becoming an increasingly important building service rather than simply an optional resident convenience.

Planning ahead can help an Owners Corporation:

- improve the long-term attractiveness of the building
- respond to changing resident expectations
- reduce costly reactive upgrades
- better coordinate future electrical works
- minimise disruption from multiple individual installations
- support sustainable transport initiatives
- protect common property infrastructure
- reduce future governance disputes

Buildings that consider EV charging early are generally better placed to integrate future technologies and accommodate increasing demand as EV ownership grows.

Why planning ahead matters

Many existing apartment buildings were constructed before EV charging was widely considered.

Common challenges include:

- limited electrical capacity
- ageing switchboards
- constrained cable pathways
- limited space for additional equipment
- differing parking arrangements
- varying levels of owner demand

Attempting to respond only when individual owners request chargers can result in inconsistent installations, duplicated works and unnecessary future costs.

Early planning allows an Owners Corporation to better understand its building, identify future opportunities and make more informed decisions as demand evolves.

Planning does not necessarily mean installing infrastructure immediately. In many buildings, the most appropriate first step is simply understanding the building's current capability and identifying practical options for future implementation.

Where EV charging commonly applies

EV charging may be considered in a wide range of strata communities, including:

- residential apartment buildings
- mixed-use developments
- townhouse developments
- retirement communities
- community title developments
- new developments
- existing buildings undergoing refurbishment

Each building presents different opportunities and constraints, meaning no single solution is suitable for every Owners Corporation.

Who should read this guide

This guide is intended for:

- Strata Managers
- Owners Corporation Committees
- Building Managers
- Facilities Managers
- lot owners considering EV charging
- developers
- electrical contractors working in strata
- consultants advising Owners Corporations

Why every building is different

No two strata communities are identical.

The most appropriate EV charging solution will depend on factors such as:

- the age of the building
- existing electrical infrastructure
- parking layout
- available electrical capacity
- building size
- resident demand
- future development plans
- available funding
- operational priorities

Successful projects generally begin with understanding these building-specific factors before selecting equipment or installation methods.

The role of specialist advice

Although Strata Managers and Committees play an important role in coordinating EV charging projects, many aspects require specialist expertise.

Depending on the building, advice may be required from:

- registered electrical contractors
- electrical engineers
- embedded network specialists
- energy consultants
- Building Managers
- legal advisers
- insurance advisers
- specialist EV charging providers

Obtaining appropriate advice early can help reduce risk, improve long-term outcomes and ensure that solutions remain appropriate as technology and resident demand continue to evolve.

Scope of this guide

This guide focuses on the practical planning, implementation and management of EV charging infrastructure in Victorian strata communities.

It does not provide detailed legal interpretation, electrical design, engineering advice or project-specific recommendations.

Those matters should always be considered with appropriately qualified professional advisers.

2. Legislative Framework

Electric vehicle charging infrastructure intersects with several areas of legislation, technical standards and Owners Corporation governance.

While the legal framework provides the foundation for decision-making, every building presents different technical, operational and financial considerations. Owners Corporations should therefore obtain appropriate professional advice before making significant decisions or approving infrastructure works.

This section provides a high-level overview only and is not intended as legal or engineering advice.

Victorian legislative framework

Several pieces of Victorian legislation may be relevant when considering EV charging infrastructure, depending on the circumstances of the building. These may include:

- Owners Corporations Act 2006 (Vic)
- Owners Corporations Regulations 2018 (Vic)
- Building Act 1993 (Vic)
- Building Regulations 2018 (Vic)
- Electricity Safety Act 1998 (Vic)
- Occupational Health and Safety Act 2004 (Vic)
- Planning and environmental legislation where applicable

Owners Corporations should ensure that any proposed installation complies with applicable legislative and regulatory requirements.

Australian Standards

Electric vehicle charging systems should be designed, installed and maintained in accordance with applicable Australian Standards and electrical safety requirements.

Relevant standards may include those relating to:

- electrical installations
- EV charging equipment
- electrical safety
- testing and commissioning
- cable installation
- switchboards
- metering
- load management systems

As standards are periodically updated, Owners Corporations should always rely on the current version and obtain advice from appropriately qualified electrical professionals.

Governance considerations

Installing EV charging infrastructure is rarely just an electrical project.

It often involves decisions relating to:

- common property
- private lot infrastructure
- funding arrangements
- maintenance responsibilities
- access to shared services
- contractor engagement
- insurance
- future expansion
- ongoing management

Depending on the proposal, Owners Corporations may need to consider approvals under the Owners Corporations Act, their registered rules and any relevant Contract of Appointment or delegated authority arrangements.

Good governance helps ensure decisions are transparent, appropriately documented and consistent with the long-term interests of the Owners Corporation.

Safety and compliance

Safety should remain the highest priority throughout the planning, installation and operation of EV charging infrastructure.

Owners Corporations should ensure that:

- electrical work is undertaken by appropriately licensed contractors
- equipment is suitable for its intended application
- installations comply with applicable standards
- commissioning is completed before use
- maintenance responsibilities are clearly defined
- any future modifications are appropriately documented

Installing charging equipment without considering the building's broader electrical infrastructure may create unnecessary operational and safety risks.

Roles and responsibilities

Successful EV charging projects generally involve several different professionals working together.

Depending on the project, these may include:

- Owners Corporation
- Committee
- Strata Manager
- Building Manager
- electrical engineer
- licensed electrical contractor
- EV charging provider
- network or embedded network operator
- legal adviser
- insurance adviser

Each party has different responsibilities.

Clearly defining these roles early in the project helps reduce delays, avoid duplication and support more effective decision-making.

Future-ready governance

As EV ownership continues to increase, more Owners Corporations will receive requests for charging infrastructure.

Rather than assessing each request in isolation, many buildings may benefit from considering EV charging as part of their broader asset planning and long-term infrastructure strategy.

This does not necessarily require immediate installation. Instead, it encourages Owners Corporations to understand:

- current electrical capacity
- likely future demand
- potential infrastructure constraints
- opportunities to coordinate future upgrades
- maintenance implications
- long-term budget considerations

Taking a planned approach can reduce disruption, improve consistency and help avoid repeated reactive works as demand increases.

Glossary

AC Charging

Alternating current charging commonly used for residential and workplace charging. Electricity is converted to direct current within the vehicle.

DC Charging

Direct current charging, typically used for rapid charging. Electricity is converted within the charging equipment rather than the vehicle, allowing significantly faster charging speeds.

Dynamic Load Management

Technology that automatically distributes available electrical capacity between multiple chargers, helping prevent overload while maximising available power.

Embedded Network

A private electricity distribution network that supplies electricity to multiple customers within a building or development.

EV Charging Infrastructure

The electrical systems, equipment and supporting infrastructure required to deliver electricity safely to electric vehicles.

Future-Proofing

Planning infrastructure so that additional charging capacity can be added efficiently as demand increases, reducing the need for major future upgrades.

Smart Charger

An EV charger capable of communicating with software or other systems to manage charging schedules, monitor energy use and support load management.

Load Management

The process of controlling how available electrical capacity is shared between charging equipment and other building electrical loads to maintain safe and efficient operation.

Building Electrification

The increasing use of electricity in place of gas or other fuels for building services, transport and energy systems.

Vehicle-to-Grid (V2G)

Technology that enables an electric vehicle to export electricity back to the electricity network under suitable operating conditions.

Vehicle-to-Home (V2H)

Technology that enables an electric vehicle to supply electricity to a home or building during suitable operating conditions.

3. Common Issues

While every building is different, many Owners Corporations encounter similar challenges when considering EV charging infrastructure.

Most issues arise not because EV charging is inherently difficult, but because existing buildings were often designed before electric vehicles became common. Understanding these challenges early allows an Owners Corporation to make better-informed decisions and avoid costly reactive solutions.

Limited electrical capacity

One of the most common challenges is whether the building has sufficient electrical capacity to support additional charging demand.

Many existing apartment buildings were designed decades before electric vehicles became widespread and may have limited spare electrical capacity.

Potential constraints include:

- undersized incoming electrical supply
- ageing switchboards
- limited spare circuits
- existing high building electrical demand
- competing demands from other building services
- insufficient capacity for multiple simultaneous chargers

A capacity assessment by an appropriately qualified electrical professional can help determine what infrastructure already exists and whether upgrades or load management solutions may be required.

Retrofitting existing buildings

Installing EV charging infrastructure into an existing building is often more complex than installing it during construction.

Retrofitting may involve:

- installing new cable pathways
- working within confined ceiling or basement spaces
- coordinating access through common property
- upgrading switchboards
- working around existing services
- maintaining building operations during installation

Older buildings may also present additional challenges due to limited documentation, ageing infrastructure or previous building alterations.

Early investigation can often identify practical installation pathways before significant costs are incurred.

Planning for future demand

Many Owners Corporations initially receive only one or two requests for EV charging.

While responding to these individual requests may appear cost-effective, isolated installations can make future expansion more difficult and expensive.

Common problems include:

- duplicated installation costs
- inconsistent equipment
- limited spare electrical capacity
- repeated disruption to residents
- multiple contractors working independently
- infrastructure that cannot easily be expanded

Considering future demand at the outset can help Owners Corporations implement infrastructure that can grow as EV ownership increases.

Selecting appropriate charging equipment

Not all charging equipment is suitable for every building.

When comparing solutions, Owners Corporations should consider:

- compatibility with the building
- charging speed
- smart charging capability
- load management features
- user authentication
- energy monitoring
- billing capability
- ongoing software support
- future expandability
- manufacturer support

Selecting equipment based solely on purchase price may increase long-term operating costs or limit future expansion.

Managing electrical demand

As more residents install EV chargers, the building's available electrical capacity may need to be shared efficiently.

Without appropriate management, simultaneous charging could increase peak electrical demand beyond the building's available capacity.

Modern charging systems can often assist by:

- balancing available electrical capacity
- automatically adjusting charging rates
- prioritising available power
- reducing peak demand
- accommodating additional chargers without immediate infrastructure upgrades

These technologies may reduce the need for major electrical upgrades while allowing more residents to access charging infrastructure.

Funding infrastructure

Funding arrangements are often one of the first issues considered by an Owners Corporation.

Depending on the project, costs may relate to:

- electrical investigations
- engineering advice
- switchboard upgrades
- distribution infrastructure
- charging equipment
- installation
- communications systems
- maintenance
- future expansion

Funding models vary considerably between buildings and should reflect the specific circumstances of the Owners Corporation, the intended users and the agreed governance arrangements.

Balancing individual and collective needs

Requests for EV charging often begin with an individual owner wishing to install a charger adjacent to their parking space.

While this may satisfy an immediate need, Committees should also consider the broader interests of the Owners Corporation.

Balancing these competing priorities may involve considering:

- future resident demand
- equity between owners
- common property impacts
- infrastructure scalability
- ongoing maintenance responsibilities
- future building value
- operational efficiency

Considering the longer-term needs of the building often results in more consistent and sustainable outcomes than assessing each request independently.

Procurement challenges

Choosing the right contractor or technology provider is an important part of any EV charging project.

Common procurement issues include:

- unclear project scope
- incomplete quotations
- inconsistent technical solutions
- unrealistic performance claims
- incompatible equipment
- inadequate maintenance arrangements
- unclear ownership of equipment
- limited future scalability

Owners Corporations should ensure that proposals are evaluated on more than purchase price alone.

Experience in strata buildings, technical capability, ongoing support and long-term suitability are also important considerations.

Maintenance and ongoing management

Installing EV charging infrastructure is only the beginning of its lifecycle. Owners Corporations should also consider:

- routine inspections
- software updates
- equipment servicing
- fault reporting
- warranty management
- replacement planning
- record keeping
- future upgrades

Clearly documenting maintenance responsibilities helps reduce uncertainty after installation.

Resident communication

Introducing EV charging infrastructure often raises questions from owners and residents.

Common topics include:

- who can use the chargers
- how electricity is paid for
- future expansion
- visitor charging
- safety
- parking arrangements
- maintenance responsibilities
- approval processes

Providing clear and consistent information throughout the project helps build confidence and reduce misunderstandings.

Common misconceptions

Several misconceptions continue to arise during EV charging discussions.

Misconception	Practical reality
Every building requires a major electrical upgrade	Many buildings can accommodate staged infrastructure or load management solutions
Every resident needs a dedicated charger immediately	Demand often develops progressively over time
All chargers are the same	Charging systems differ significantly in capability, management features and scalability
Lowest cost provides the best outcome	Long-term flexibility, support and maintenance should also be considered
EV charging is only an electrical issue	Successful projects also involve governance, procurement, communication and long-term planning

Why early planning delivers better outcomes

Owners Corporations that begin planning before demand becomes widespread are generally better placed to:

- understand their building's electrical capability
- coordinate infrastructure upgrades efficiently
- minimise disruption
- improve procurement outcomes
- support future expansion
- reduce long-term costs
- provide greater certainty for owners and residents

Planning ahead does not necessarily require immediate installation. It provides the information needed to make informed decisions when demand arises.

4. Best Practice Approach

Successful EV charging projects are rarely defined by the charging equipment alone.

The most successful outcomes are achieved where Owners Corporations take a planned approach, engage appropriately qualified professionals and consider the building's future needs alongside current demand.

Every building is different, and the most appropriate solution will depend on its electrical infrastructure, physical layout, resident demand and long-term objectives.

Start with understanding the building

Before considering equipment or installation options, Owners Corporations should first understand the building's existing infrastructure.

This may include reviewing:

- available electrical capacity
- switchboard condition
- existing electrical demand
- parking configuration
- cable pathways
- communications infrastructure
- available plant space
- future redevelopment plans
- existing building services

Understanding these factors early helps avoid selecting solutions that may not be practical or scalable.

Plan for future expansion

Although initial demand may be limited, EV ownership is expected to continue increasing.

Planning for future expansion can reduce disruption and avoid unnecessary duplication of work.

Future-ready planning may include:

- allowing spare capacity where practical
- identifying future cable pathways
- selecting scalable charging platforms
- considering staged infrastructure upgrades
- documenting future installation opportunities
- maintaining accurate infrastructure records

Planning for expansion does not require immediate installation of chargers for every parking space. Instead, it provides flexibility as demand changes over time.

Select equipment appropriate to the building

Charging equipment should be selected based on the needs of the building rather than simply the highest charging speed or lowest purchase price.

When comparing systems, consider:

- compatibility with the building
- charging requirements
- smart charging capability
- load management functionality
- user authentication
- energy monitoring
- billing capability
- remote management
- software support
- warranty
- future expansion capability

Equipment that supports future growth may provide better long-term value than systems designed only for current demand.

Engage appropriately qualified professionals

EV charging projects often require input from several disciplines.

Depending on the project, this may include:

- electrical engineers
- licensed electrical contractors
- Building Managers
- Strata Managers
- energy consultants
- EV charging specialists
- embedded network specialists
- legal advisers
- insurance advisers

Each professional contributes different expertise.

Clearly defining responsibilities at the beginning of the project helps improve coordination and reduce delays.

Consider the whole building

Successful EV charging infrastructure should integrate with the building rather than being treated as an isolated installation.

Owners Corporations should consider:

- electrical infrastructure
- fire safety systems
- building operations
- common property
- future maintenance
- resident access
- contractor access
- communications systems
- ongoing management

Considering the broader operation of the building can help reduce future conflicts and improve long-term outcomes.

Procure for quality and long-term value

Selecting an EV charging provider involves more than comparing installation costs.

Evaluation criteria may include:

- demonstrated experience in strata buildings
- technical capability
- project methodology
- quality of equipment
- ongoing support services
- maintenance capability
- software functionality
- future scalability
- warranty arrangements
- references from similar projects

Choosing a provider with appropriate experience can significantly reduce project risk.

Develop clear project documentation

Good documentation assists both the installation process and future building management.

Depending on the project, documentation may include:

- electrical drawings
- equipment schedules
- commissioning records
- warranties
- maintenance requirements
- operating instructions
- user guides
- contractor contact details
- software information
- asset registers

Maintaining accurate records supports future maintenance, troubleshooting and infrastructure expansion.

Define maintenance responsibilities

Maintenance responsibilities should be clearly established before infrastructure becomes operational.

Responsibilities may include:

- routine inspections
- software updates
- fault reporting
- equipment servicing
- repairs
- warranty management
- replacement planning
- user support
- emergency procedures

Clearly allocating responsibilities helps avoid uncertainty after installation.

Communicate with owners and residents

Clear communication is an important part of every EV charging project.

Owners and residents should understand:

- why the project is being undertaken
- how the proposed solution operates
- expected project timeframes
- building access requirements
- temporary disruptions
- charging arrangements
- user responsibilities
- future expansion opportunities

Providing regular updates throughout the project can improve confidence and reduce misunderstandings.

Build flexibility into the solution

Technology continues to evolve rapidly.

Owners Corporations should avoid unnecessarily limiting future options by selecting systems that cannot adapt to changing requirements.

Where practical, consider solutions that support:

- additional chargers
- software updates
- load management enhancements
- integration with solar
- battery storage
- future energy management systems
- changing resident demand
- evolving technology

Flexibility can improve the long-term value of the infrastructure and reduce future upgrade costs.

Manage risk throughout the project

Risk management should continue throughout planning, installation and ongoing operation.

Potential risks may include:

- electrical capacity limitations
- construction constraints
- contractor coordination
- project delays
- equipment compatibility
- operational disruption
- cybersecurity
- maintenance obligations
- changing technology

Identifying risks early allows them to be managed before they become more significant.

Practical implementation checklist

Owners Corporations considering EV charging infrastructure should generally:

- ☐ understand the building's existing electrical infrastructure
- ☐ engage appropriately qualified advisers
- ☐ consider future demand
- ☐ evaluate scalable infrastructure options
- ☐ compare providers on quality as well as cost
- ☐ define maintenance responsibilities
- ☐ document infrastructure and approvals
- ☐ communicate with owners and residents
- ☐ plan for future expansion
- ☐ review the project after implementation to identify lessons for future stages

Good practice principles

While every building requires its own solution, successful projects commonly share several characteristics.

They are generally:

- planned rather than reactive
- scalable rather than limited to immediate demand
- supported by appropriate professional advice
- integrated with the building's broader infrastructure
- clearly documented
- supported by good communication
- designed with long-term operation in mind
- reviewed periodically as technology and resident needs evolve

5. Manager / Committee Guidance

Owners Corporations are increasingly being asked to make decisions about EV charging infrastructure that will influence the building for many years.

While each project is different, good governance, informed planning and appropriate professional advice can help reduce risk and support better long-term outcomes.

This section provides practical guidance for Committees and Strata Managers when considering EV charging projects.

Understand the building before making decisions

Before considering installation options, ensure there is a clear understanding of the building's existing infrastructure and any practical constraints.

Questions to consider include:

- Does the building have sufficient electrical capacity?
- Are the existing switchboards suitable?
- Are practical cable pathways available?
- Are there any physical constraints within the basement or common property?
- Is future expansion likely?
- Are there any existing infrastructure upgrades already planned?

Understanding the building first allows better decisions about the most appropriate solution.

Think beyond the first installation

Many Owners Corporations receive an initial request from a single resident.

While individual installations may sometimes be appropriate, Committees should also consider the building's longer-term needs.

Questions to consider include:

- Could additional owners request chargers in the future?
- Will today's solution support future expansion?
- Would staged infrastructure provide better long-term value?
- Will future installations become easier if some infrastructure is installed now?

Planning beyond the first request can reduce future costs and minimise repeated disruption.

Obtain appropriate professional advice

EV charging projects often involve technical issues that require specialist knowledge.

Owners Corporations should obtain advice from appropriately qualified professionals where required.

This may include:

- electrical engineers
- licensed electrical contractors
- Building Managers
- EV charging specialists
- energy consultants
- embedded network specialists
- legal advisers
- insurance advisers

Professional advice should be appropriate to the complexity of the project and the particular characteristics of the building.

Clearly define responsibilities

Successful projects depend on everyone understanding their role.

Responsibilities should be clearly established for:

- project coordination
- design
- installation
- approvals
- communication
- commissioning
- maintenance
- fault reporting
- future upgrades

Clearly documenting responsibilities reduces confusion throughout the project lifecycle.

Select providers carefully

Experience with strata buildings is an important consideration when selecting an EV charging provider.

Before appointing a provider, consider:

- experience with similar buildings
- technical capability
- references
- quality of proposed equipment
- maintenance arrangements
- software capability
- future scalability
- warranty support
- project delivery methodology
- ongoing customer support

The lowest-priced proposal may not always provide the best long-term outcome.

Consider the whole-of-life cost

The initial installation cost represents only part of the overall investment.

Committees should also consider:

- future maintenance
- software licensing
- equipment servicing
- replacement costs
- system upgrades
- electricity management
- future expansion
- ongoing administration

Considering whole-of-life costs can provide a more accurate understanding of the long-term investment.

Maintain good records

Accurate documentation supports both current operations and future upgrades.

Useful records may include:

- electrical drawings
- commissioning certificates
- equipment schedules
- warranties
- maintenance manuals
- software details
- contractor information
- asset registers
- servicing history
- future expansion plans

Good record keeping assists future Committees, Strata Managers and contractors.

Communicate throughout the project

Owners and residents are more likely to support projects when they understand what is proposed and why.

Communication should explain:

- project objectives
- expected benefits
- project stages
- installation timeframes
- temporary disruptions
- access requirements
- future opportunities
- who to contact with questions

Providing regular updates helps manage expectations and build confidence.

Review the project after completion

Following installation, the Owners Corporation should review whether the project achieved its intended objectives. Questions may include:

- Has the system operated as expected?
- Were any unexpected issues encountered?
- Is resident demand changing?
- Are maintenance arrangements working effectively?
- Is additional infrastructure likely to be required?

Lessons learned from the initial installation can help improve future project stages.

Questions for Committees

Before approving an EV charging project, consider:

- Have we obtained appropriate technical advice?
- Do we understand the building's electrical capability?
- Have future expansion opportunities been considered?
- Is the proposed solution scalable?
- Have long-term maintenance responsibilities been identified?
- Are procurement decisions based on quality as well as price?
- Have owners been appropriately informed?
- Will the project integrate with future building works?
- Have risks been appropriately assessed?
- Have decisions and supporting advice been properly documented?

Questions for Strata Managers

When coordinating an EV charging project, consider:

- Are responsibilities clearly allocated?
- Have appropriate specialists been engaged?
- Is the Committee receiving balanced information?
- Are communications being documented?
- Are approvals and records being maintained?
- Are owners receiving consistent information?
- Are project milestones being monitored?
- Has future maintenance been considered?
- Are operational risks being escalated where necessary?
- Has the completed project been appropriately documented?

Good governance checklist

Well-managed EV charging projects generally include:

- ☐ early investigation of building infrastructure
- ☐ appropriate specialist advice
- ☐ clear project objectives
- ☐ transparent procurement
- ☐ realistic budgeting
- ☐ documented decision-making
- ☐ regular communication with owners
- ☐ clearly defined maintenance responsibilities
- ☐ accurate project records
- ☐ consideration of future expansion

6. Frequently Asked Questions

Q. Does every Owners Corporation need to install EV charging immediately?

No. Demand varies between buildings and many Owners Corporations choose to begin by understanding their existing infrastructure and future options before committing to installation.

Q. Can every apartment building accommodate EV charging?

Every building is different.

Some buildings can accommodate charging with relatively minor works, while others may require electrical upgrades or staged infrastructure. Appropriate technical advice should be obtained before making decisions.

Q. Does every resident need their own charger?

Not necessarily.

The most appropriate solution will depend on the building, resident demand, available infrastructure and the objectives of the Owners Corporation.

Different charging models may suit different buildings.

Q. Is the cheapest charging system always the best option?

Not always.

Long-term performance, maintenance, software support, scalability and compatibility with the building should also be considered when comparing proposals.

Q. Why is future expansion important?

Demand for EV charging is expected to continue increasing.

Planning for future expansion can reduce repeated disruption, improve long-term value and make future installations easier to implement.

Q. Who should provide technical advice?

Depending on the project, advice may be required from electrical engineers, licensed electrical contractors, EV charging specialists, energy consultants or other appropriately qualified professionals.

Q. How important is maintenance?

Like other building infrastructure, EV charging systems require ongoing management.

Maintenance, software updates, servicing and record keeping should all be considered before installation.

Q. How can Owners Corporations prepare before demand increases?

A practical first step is understanding the building's existing electrical infrastructure and identifying opportunities for future expansion.

Early planning provides greater flexibility when future requests are received.

7. Emerging Issues

Electric vehicle technology is evolving rapidly.

As electric vehicle ownership increases and energy systems become more sophisticated, Owners Corporations will need to consider how charging infrastructure fits within broader building operations, energy management and long-term asset planning.

Future-ready buildings will benefit from remaining informed about emerging technologies and industry developments while continuing to adopt solutions appropriate to their own circumstances.

Increasing EV ownership

Electric vehicle ownership is expected to continue growing over the coming decade. As adoption increases, Owners Corporations are likely to experience:

- greater demand for charging infrastructure
- increased expectations from purchasers and residents
- more retrofit projects within existing buildings
- greater emphasis on long-term infrastructure planning

Buildings that understand their future infrastructure requirements are generally better positioned to respond as demand evolves.

Smarter charging systems

Charging technology continues to become more intelligent. Modern systems increasingly provide features such as:

- dynamic load management
- user authentication
- energy monitoring
- remote management
- automated reporting
- software updates
- demand management
- integration with building management platforms

These technologies can improve efficiency, support future expansion and provide greater flexibility as resident demand changes.

Integration with renewable energy

Many apartment buildings are beginning to consider EV charging alongside broader energy initiatives. Future projects may increasingly integrate:

- rooftop solar
- battery storage
- embedded energy systems
- smart metering
- energy monitoring
- demand management
- shared energy resources

Considering these opportunities together may improve overall building efficiency and reduce future duplication of infrastructure.

Vehicle-to-home and vehicle-to-grid technology

Vehicle-to-home (V2H) and vehicle-to-grid (V2G) technologies continue to develop internationally.

These technologies have the potential to allow electric vehicles to both consume and supply electricity under appropriate operating conditions.

While widespread implementation within strata communities is still developing, these technologies may become increasingly relevant as:

- electric vehicle technology advances
- energy markets evolve
- charging equipment develops
- electricity networks modernise

Owners Corporations considering long-term infrastructure planning may wish to remain aware of these developments when selecting charging platforms.

Greater building electrification

Many buildings are progressively transitioning away from fossil fuel appliances and towards greater electrification.

Examples include:

- electric hot water systems
- induction cooking
- electric heating
- battery storage
- renewable energy generation
- EV charging

As electrical demand increases, future planning will increasingly consider how these systems operate together rather than as separate projects.

Cybersecurity and connected infrastructure

Many modern charging systems operate through cloud-based software platforms.

As connectivity increases, Owners Corporations should also consider:

- secure user access
- software updates
- data protection
- cybersecurity
- remote monitoring
- system resilience

Selecting reputable providers with appropriate cybersecurity practices can assist in protecting connected infrastructure.

Future-proofing existing buildings

Many existing apartment buildings will continue to require retrofit solutions rather than complete electrical redevelopment.

Future-ready planning may include:

- identifying future cable pathways
- preserving available switchboard capacity where practical
- documenting infrastructure upgrades
- maintaining accurate asset records
- selecting scalable charging platforms
- coordinating EV charging with other planned building works

These measures can improve flexibility as future demand develops.

The evolving role of Strata Managers

As EV charging becomes more common, Strata Managers are increasingly expected to coordinate projects involving multiple technical specialists.

This may include coordinating:

- Owners Corporation decisions
- Building Managers
- electrical engineers
- contractors
- energy consultants
- legal advisers
- insurers

Future-ready Strata Managers will benefit from understanding the broad principles of EV charging infrastructure while continuing to rely on appropriately qualified specialists for detailed technical advice.

8. Key Takeaways

Electric vehicle charging is becoming an increasingly important consideration for many Victorian Owners Corporations.

While every building presents different opportunities and constraints, careful planning, appropriate professional advice and scalable infrastructure can help Owners Corporations make informed long-term decisions.

Key principles include:

- Understand the building before selecting a solution.
- Plan for future demand rather than responding only to immediate requests.
- Obtain advice from appropriately qualified professionals.
- Consider the whole building, not just individual charging requests.
- Select infrastructure that supports future expansion where practical.
- Procure providers based on capability, experience and long-term value, not price alone.
- Clearly define maintenance and operational responsibilities.
- Keep accurate records throughout the project lifecycle.
- Communicate openly with owners and residents.
- Review infrastructure periodically as technology and resident needs continue to evolve.

9. Further Resources

Readers may find the following resources useful when planning or managing EV charging infrastructure within an Owners Corporation.

- Victorian Government – EV-ready Guide for Owners Corporations
- Consumer Affairs Victoria – Owners Corporations
- Energy Safe Victoria
- Standards Australia – Relevant electrical installation standards
- Strata Community Association (Vic)
- Clean Energy Council

Appendix A – Selecting an EV Charging Provider

Choosing the right provider involves more than comparing installation costs.

The following questions may assist during procurement.

Experience

- ☐ Has the provider completed similar strata projects?
- ☐ Can they provide references?
- ☐ Do they understand Owners Corporation governance?
- ☐ Have they worked in occupied apartment buildings?

Technical capability

- ☐ Is the proposed solution suitable for this building?
- ☐ Does it support future expansion?
- ☐ Does it include load management where appropriate?
- ☐ Can it integrate with future technologies?

Support

- ☐ Who provides ongoing support?
- ☐ Are software updates included?
- ☐ How are faults reported?
- ☐ What maintenance services are available?
- ☐ What warranties apply?

Project delivery

- ☐ Is the installation methodology clearly explained?
- ☐ Have likely project risks been identified?
- ☐ Are project responsibilities clearly allocated?
- ☐ Is commissioning included?
- ☐ Will as-built documentation be provided?

Appendix B – EV Charging Project Readiness Checklist

This checklist may assist an Owners Corporation in preparing for future EV charging infrastructure.

Building assessment

- ☐ We understand the building's existing electrical capacity.
- ☐ Existing switchboards have been assessed where appropriate.
- ☐ Potential cable pathways have been identified.
- ☐ Existing building constraints have been considered.
- ☐ Future electrical demand has been considered.

Planning

- ☐ Future EV charging demand has been discussed.
- ☐ Short and long-term objectives have been identified.
- ☐ Opportunities to coordinate future building works have been considered.
- ☐ Infrastructure can be expanded where practical.
- ☐ Future maintenance has been considered.

Professional advice

- ☐ Appropriate technical advice has been obtained.
- ☐ Suitable electrical professionals have been engaged.
- ☐ Governance implications have been considered.
- ☐ Insurance implications have been reviewed where required.
- ☐ Relevant documentation has been retained.

Procurement

- ☐ A clear project scope has been prepared.
- ☐ Providers have relevant strata experience.
- ☐ Equipment quality has been assessed.
- ☐ Long-term support arrangements have been reviewed.
- ☐ Future scalability has been considered.

Communication

- ☐ Owners have been informed of the proposal.
- ☐ Expected project stages have been explained.
- ☐ Temporary disruption has been communicated.
- ☐ Ongoing management arrangements have been explained.
- ☐ Future expansion opportunities have been communicated.