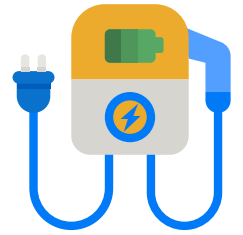


The Pros and Cons of EV Charging in Strata Buildings



EV Charging and Strata

- Think innovatively about integrating EV chargers in strata buildings.
- Plan carefully especially around common property, power consumption and load management.
- Use Smart technologies like parking bollards with booking systems to help manage sharing access and fair use.

Why Retrofit at all?

- From October 2023, the National Construction Code requires new strata buildings to be for EV charging in every parking bay.
- Studies show strata apartments with EV charging were valued at 12% more than without.
- Consider saleability.

Look for Government Grants

- Lots of eligible government grant programs.
- Eg. the New South Wales Government's EV Ready Grant Program offers up to \$80,000 in funding to strata buildings for the installation and maintenance of EV chargers





The Pros and Cons of EV Charging in Strata Buildings

PROS

Convenience

Enables residents to charge EVs at home, avoiding the search for external chargers.

Eases Range Anxiety

Reliable EV charging supports longer commutes without fear of running out of power.

Reduces cost of per KWh of power consumption

Discounted electricity plans - lower per kWh expenses.

Reduces carbon footprint significantly

Footprint: Contributes to environmental sustainability.

Increases property value

Enhances building appeal and potential market value by 12 %.

Government grants and rebates

Access to funding aids installation.

Future-proofing building for EV future

Prepares for increasing EV adoption.

CONS

High upfront costs

Significant initial investment required for chargers, electrical upgrades, and safety assessments. Look at grants & financing options to overcome this.

Fire Safety

Challenges in allocating EV charging bays without affecting non-EV parking. Alternatively you can install smart parking bollards solutions which include a booking system to ensure fair access.

Load Management concerns

Potential issues with electrical load capacity for multiple chargers.

Complex approval process in strata

Legal, insurance, and regulatory hurdles can delay implementation.

Ongoing Cost of Maintenance & Upkeep

Long-term financial planning needed for repairs and operation.

Cost Allocation and Billing

Need for transparent billing methods for individual and common expenses.

Fire Safety

Misunderstandings about the fire risk of EVs require education and proper safety measures. See EVfiresafe.com