

ELECTRIC VEHICLES AND CHARGING STATIONS – CONSIDERATIONS FOR BODIES CORPORATE

The move away from petrol power towards electric vehicles (EV) is accelerating in what can only be positive in terms of our communities trying to reduce their carbon footprint and move towards environmentally sustainable living.

CHU has put together this fact sheet to best inform strata residents on what key factors need to be considered as the move towards EV charging stations within buildings continues.

Existing electrical switchboards/cabling within buildings

- Will the existing switchboard safely accommodate the increased load resulting from EV chargers?
- Will consumer mains/submains be able to handle the increased load and current?
- Is the main switchboard or other switchboards in good working order? Note that depending on age and condition, switchboards may need to be replaced to AS 61439-2016 in order to accommodate EV charging stations.⁺

Installation and maintenance to be done by suitably qualified professionals

- You can see from the considerations above, the need to have suitably qualified tradespeople for installation of any EV charging stations is essential. Installation of not only the charging unit but also associated wiring needs to be as per manufacturer's instructions and in accordance with all relevant building standards is essential.

Information sourced from external surveying and risk engineers⁺ has highlighted some additional considerations, including (but not limited to):

- EV chargers are required to be installed in accordance with Australia Standards (AS 3000-2018 and Appendix P - Guidance for installation and location of electrical vehicle sockets outlets and charging stations, has been referenced by some third parties however, please check requirements with a suitably qualified installer).
- Each EV charger is required to have a Residual Current Circuit Breaker (RCBO) installed (some third parties have referenced an electrical current not exceeding 30mA to ensure personnel protection however, again please check with a suitably qualified installer).
- Depending upon the supply to an individual strata unit, an EV charger in some instances can consume up to 50% of the available power for that whole apartment, limiting power for other appliances.

⁺ The above is not intended to be advice (personal, general, or otherwise) for any third party to rely on, nor can CHU guarantee the accuracy of content. Property owners need to make their own enquiries in terms of compliance, maintenance of EV charging stations with suitably qualified contractors.

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Cost and maintenance considerations

- Who is responsible for the electrical charges associated with charging vehicles?
- Body Corporate should clearly define to lot owners who is responsible for maintaining the charging stations on a periodical basis, with the view to monitoring equipment or cable damage, or any operational faults on the charging station itself.

Proactive risk management measures

- Charging cables and any other associated equipment to be stored appropriately when not in use so as to not present a liability exposure (e.g. trips, slips and falls).
- Areas surrounding any EV charging stations to be kept clear of any storage, particularly items of a combustible nature.
- Ensure periodical maintenance of charging stations, associated wiring on an ongoing basis.
- Ensure appropriate fire protection measures are installed in appropriate areas that can be easily accessed in the event of a fire from an EV charging station.

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