

STRATA & COMMUNITY LIVING

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PLUGGING IN YOUR ELECTRIC CAR

If you're considering an electric car have you thought about where you'll charge it?

This was certainly one of many questions that the City of Sydney (CoS) and SCA (NSW) member Wattblock considered as part of a study into Electric Vehicle charging in residential apartment buildings.

A CoS grant funded the study which was released in July this year and includes national survey results from over 130 strata schemes and 20 case study assessments. Wattblock's Ross McIntyre shared with SCA (NSW) details of the study and final report.

The project examined current Electric Vehicle (EV) charging solutions for residential strata, different commercial models, strata by-laws, and government incentive programs to promote uptake. In addition, the final report covers research looking at how utility companies can play a role in avoiding localised power outages due to "EV clustering" and the impact of EV charging demand management solutions.

As part of the project, 20 residential apartments (3,317 lots) were engaged to receive an electric vehicle assessment report for their building. Participant buildings were selected to cover a cross section of building size, demographics, and representation across different suburbs within the CoS.

A resident survey was undertaken to gauge attitudes and intentions of residents toward electric vehicles and charging facilities. The survey has been extended with 131 strata schemes to date from the broader Sydney, Melbourne, Perth, Brisbane, Sunshine Coast and Gold Coast.

Overwhelmingly 81% of survey respondents in the CoS supported installing EV charging facilities. Findings from the project include:

- 48% of respondents plan to have an electric vehicle within the next five years
- The majority want a user pays charging system (79%) on individual car spaces (61%)
- Most buildings will require integration with the common area power supply (eg lifts, carpark, foyers, facilities)
- Power management systems will be needed to shift EV charging loads overnight
- Energy efficiency and renewable energy projects can increase capacity
- By-laws are needed to manage electric vehicle charger installation and usage
- For the 20 participant buildings investment to provide full access to EV charging has a 2.9 year payback
- New developments are starting to market their buildings as "EV Ready" to attract premium values

The full Electric Vehicle Recharging in Residential Strata Buildings project report can be downloaded at wattblock.com/recharge

**Note: The City's Environmental Performance Innovation Grant program supports feasibility and demonstration projects that test or demonstrate new technologies and processes that are not currently implemented in the local market, but have the potential to achieve greenhouse gas emission reductions and resource efficiencies at scale within the CoS Local Government Area. Grant funding supports the City's work towards the environmental performance targets included in its community strategic plan Sustainable Sydney 2030.*



National Strata Data Report

During the 2018 Strata Community Association (SCA) National Annual Convention in Hobart in June, the landmark National Strata Data Report was launched providing a national snapshot of strata across Australia as well as an impressive state-by-state breakdown.

This report, the first of its kind, was co-ordinated by the University of NSW City Futures Research Centre, led by Dr Hazel Easthope and commissioned by SCA National.

Collating figures from the ABS, strata companies and government agencies, the report includes demographics, lot numbers, scheme numbers, estimated strata-titled property value, and employment figures.

This data will then be shared with government and provides previously unavailable information that can be used to shape policy and influence regulatory frameworks.

NSW statistics are as follows:

- 75,565 residential schemes
- 4,099 non-residential schemes
- 819,490 residential lots
- 70,140 non-residential lots
- 889,630 total lots
- 62 percent of schemes were registered before 2000
- 15 percent of the state's population lives in apartments
- 48 percent of all apartment residents are aged 20-39 years
- Total insured value of all schemes in NSW – \$366,464,778,788

The national statistics emphasise how large

the strata industry is in Australia. The total number of strata schemes in the country is 316, 227 with over 2.5 million individual lots.

The staggering statistic that came from the report were the economic benefits that strata schemes provide. At the time of the report, there were 4303 full time strata managers across Australia and 5027 other direct employees. There were 441,532 professional services such as lawyers, valuers and insurers involved in the national strata industry and the combined value of those services was nearly \$1 billion. Callout jobs for trades such as gardeners, plumbers and electricians totalled over 3 million call outs and staggeringly the value of callout jobs across the country was in excess of \$5 billion.

In all, the total insured value of strata schemes in Australia comes to just under \$1 trillion.

The data contained in the report gives a fascinating insight that has never before been provided, either within the industry or externally, and shows the impact that the strata community has on the nation and our economy.

To read more of the report go to <https://cityfutures.be.unsw.edu.au/> and click on the publications tab.

WHO LIVES IN APARTMENTS?

In NSW, about 15% of the population live in apartments

1,129,464 apartment residents

7,564,945 all NSW residents

NUMBER OF STRATA SCHEMES & LOTS*



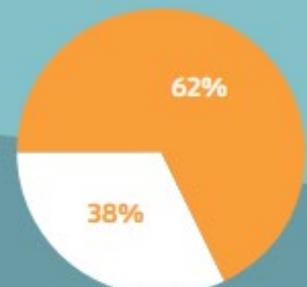
76,565 Residential schemes
4,099 Non-residential schemes

80,664 Total number of schemes



819,490 Residential lots
70,140 Non-residential lots

889,630 Total number of lots



62% Schemes registered before 2000
38% Schemes registered since 2000

HELP REDUCE SERVICE COSTS, SAVE TIME & IMPROVE RELIABILITY WITH A LIFT CONSULTANT

Saving money with a lift consultant

Did you know that you could be saving money for your building by hiring a lift consultant?

Buildings can sometimes seem like bottomless pits of money for strata schemes, particularly buildings with lifts. But that is where a lift consultant can come in. Yes a consultant will cost money initially, but the investment made will save the strata scheme money, and more often than not the savings will appear quickly.

Fortunately for us, we have SCA (NSW) member experts such as Equity Elevator Consultants who can provide practical tips and hints. Read on to find out how:

Here's how:

1. Reduced service costs

Lift service agreements automatically increase on an annual basis. If your building's lift service agreement has been in place more than three years, it is probably now well above market value. By building and developing relationships with lift companies, consultants can generally negotiate better rates and better terms. These negotiations can reduce annual costs significantly, and often by more than 50%.

2. Improved preventative maintenance impacting safety and reliability

Lifts are designed "fail safe" but if you're finding that yours breaks down more than a few times a year then the maintenance is clearly not up to scratch. Lift consultants can provide service audits to identify what needs fixing and in

what order they should be fixed. Consultants can utilise their relationships and influence to ensure that the lift company in question replaces worn or faulty parts at their cost, not the buildings.

3. Saving time

An old or faulty lift generates an avalanche of tiresome phone calls and complicated email trails. If a lift needs repairing, upgrading or even replacing, a lift consultant takes the burden off you by communicating directly with the Owners' Corporation, specifying what needs to be done, organising trade and supply tenders and ultimately supervising the work to be carried out.

4. Enhancing Property Value

A shabby looking and unreliable lift can significantly pull down the value of a property and can be a huge safety risk too. A professional assessment of your lift by a qualified lift consultant will reveal if proper preventative maintenance is being carried out as required or if an upgrade may be necessary. The general rule of thumb is that for every dollar invested in a lift will return two dollars in a property's value.

As you can see, lift consultants can save money and add value and engaging one for your building could be a very good investment.

To find a consultant, search through our SCA (NSW) Strata Services Directory which is located on the website. There you'll find SCA (NSW) members who can deliver a range of services specifically for the strata sector.



STRATA SLICES

Here we bring you the latest information about the strata industry in NSW.

Defects research seeks better outcomes for all

SCA (NSW) is partnering once again with UNSW's City Futures to support valuable research, led by Professor Bill Randolph with Associate Professor Hazel Easthope, this time into building defects. The aim of the research is to develop findings that will be used to understand the cause of defects, their extent and seek changes to planning and development policy.

The type of policy changes sought would need to result in significant economic and social benefits including more effective construction regulation, improved building quality and safety, lower costs and stress for owners, more resilient urban communities and better urban planning outcomes.

One of the major issues for strata owners and strata managers is dealing with defects and this has increased with the large amount of new developments that have sprung up in Sydney and in a lot of regional areas.

As lead partner for this ground-breaking research, SCA (NSW) is able to oversee the delivery of practical and effective tools to address the complexities of defects. Members will directly benefit from a Tool Kit that will be developed to help navigate the increasingly complex issue of defects.

We'll report again as the research progresses.

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EDITORIAL CONTACT: SCA (NSW) Ltd W: nsw.strata.community | P: 02 9492 8200 | E: enquiries@strata.community