

# What if EV owners or visitors charge their vehicle in a common property power point?



**Q** Can an EV owner or visitors charge their vehicle in a GPO in their own garage, which is part of the communal electricity costs, meaning everyone pays for their EV charging?

**A** 'Fair' looks like making sure that the non-EV drivers in the building aren't picking up the tab for the energy going into one resident's car.

EV owners across the country routinely charge from a general purpose outlet (GPO) in their garage or driveway. It's very common practice, especially for drivers who typically drive less than ~150km per day. This is fine, provided they're the ones paying the bill for the electricity. This is almost always the case in standalone homes and will often be the case in strata settings like townhouses and units, but is not always the case in apartment blocks. They sometimes have private garages supplied by common property power.

In that case, 'fair' looks like making sure that the non-EV drivers in the building aren't picking up the tab for the energy going into one resident's car.

There's a spread of ways to achieve this, inclusive of, but not limited to:

- Shared EV chargers in buildings can be installed with software over the top, so the driver pays with their credit card. The software operator then kicks back the majority of the money paid by the driver to the owners corporation, minus a percentage to cover their operating costs.
- Sub-metering can be installed in individual garages or allocated parking spaces to measure the energy used for EV charging by a specific resident. The measured value can be used as the basis for cost recovery by the owners corporation, **subject to suitable by-laws**. Regulations around sub-billing and **embedded networks** vary by jurisdiction. Plenty of specialist providers can assist you.

- If you're looking for a really simple approach as a starting place, without installing anything – take the odometer reading from the car and multiply the kilometres travelled by 4.2 cents to determine 'reasonable value for the electricity'. The ATO has some guidance along these lines, which wasn't designed for this specific purpose, but which will work, subject to a suitable by-law in the building: [PCG 2023/D1 – Electric vehicle home charging rate – calculating electricity costs when a vehicle is charged at an employee's or individual's home](#)

Setting the car to charge off-peak is easy for the driver to do, it just needs to be encouraged.

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[READ MORE HERE](#)

In any of the above cases, it's a good idea to encourage drivers **not to charge their cars at peak time**. Peak time EV charging will tend to drive up the common property bill (due to capacity charges associated with peak power draw). It will potentially bring forward the need for electrical upgrades.

## Strata and Technology: Embracing Smart Building Solutions for the Future

The rise of smart technology is transforming the strata industry in 2025, offering new opportunities for improved building management, enhanced security, and energy efficiency. From smart lighting and temperature control to automated maintenance tracking and building access systems, the use of smart technology is becoming increasingly common in strata properties.

As strata properties increasingly adopt smarter building technologies, it's essential to recognise the importance of maintaining these systems and budgeting for their long-term capital replacement costs. Smart technologies, such as automated energy management, security systems, and climate controls, require ongoing maintenance to ensure they function effectively and continue to deliver cost-saving benefits. Additionally, these systems have a finite lifespan and may require significant capital investment for replacement or upgrades over time.

By proactively planning for future capital expenses, you can avoid unexpected financial burdens, ensuring the property remains in optimal condition. Our team of experts can provide a detailed Maintenance Plan report that ensures your strata property is financially prepared for future capital projects and ongoing maintenance.



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- Asbestos Testing & Reports
- Asbestos Register Reassessments



### Insurance

- Insurance Valuation Reports



### Safety

- Common Property Safety Reports



### Financial

- Capital Works Fund Plans (NSW)
- Maintenance Plans (VIC, WA)
- Sinking Fund Plans (ACT, QLD, NT, SA, TAS)



### Fire

- Fire Safety Audits
- Fire Evacuation Training
- Fire Evacuation Plans & Diagrams



### Inspections

- Cladding Inspections & Reports
- Building Maintenance Assessments
- Plant & Equipment / Asset Registers