

Five Year Review of WA's Strata Law WA

Master Electricians Australia (MEA) is a peak industry association representing electrical contractors recognised by industry, government and the community as the electrical industry's business partner, knowledge source and advocate. You can visit our website at www.masterelectricians.com.au

Issues relating to WA's Strata Law.

Master Electricians Australia (MEA) believes it is essential for WA to maximise opportunities for all residents to directly benefit from Consumer Energy Resources (CER) and electric vehicle charging infrastructure (EV charging). Residents of multi-unit complexes are seen as a vulnerable group in the electrification transition due to their limited ability to install CER assets and EV chargers.

While ss 64, 91(2), 102, and 116 of the *Strata Titles Act 1985* are a commendable step towards improving CER access for strata residents, MEA believes more can be done. MEA proposes further reducing the voting threshold for decisions on sustainability infrastructure by making it mandatory for annual budgets to allocate funds for CER asset installation, where they are either non-existent or there is insufficient supply within a complex. This would allow automatic approval of Strata Management decisions within the budget. An ordinary resolution would only be required for investments exceeding the budget, ensuring strata residents have access to CER through these mandated budget provisions.

MEA further advocates that examples listed under the definition of sustainability infrastructure should be extended to include "EV chargers" for absolute clarity.