

Question: A number of our residents charge their mobility scooters in the basement car park, using electricity from common power points and paid for by the body corporate. Should this usage be reimbursed?

In my large unit block a number of residents charge their mobility scooters in the basement car park, using electricity from common power points and paid for by the body corporate, estimated at up to \$200 per year per scooter.

What rules are about using common property electricity to charge items such as mobility scooters and what can be done to ensure the body corporate is reimbursed for the power usage?

Answer: Owners and/or occupiers are entitled to use common property electricity

Owners and/or occupiers are entitled to use common property electricity, subject to any by-law in the community management statement for the Scheme regulating electricity usage.

In order to be reimbursed for electricity, the Body Corporate must:

1. have an agreement with the relevant owner or occupier in respect of the services.

This agreement is commonly referred to as a supply agreement; and

2. only be reimbursed to the extent required to cover the electricity usage.

The Body Corporate would be required to have evidence to support the amount of reimbursement being sought from the relevant owner or occupier.

Hayley Gath
Mathews Hunt Legal
E: hayley.gath@mathewshuntlegal.com.au
P: 07 5555 8000

This post appears in [the June 2021 edition of The QLD Strata Magazine](#).