

Charging ahead: NSW rewrites the rules for EV installations

The NSW Government's pending reforms to strata management legislation, including the Strata Schemes Legislation Amendment (Miscellaneous) Bill 2025, are expected to commence later this year. These changes introduce a new approval pathway for EV charging stations, giving lot owners clearer rights to install charging infrastructure—even where the works affect common property.

Section 132B

Section 132B has been amended to exclude installation of electric vehicle charging stations in accordance with Section 132D from this provision, which deals with financing and installation of sustainability infrastructure.

Section 132D

Section 132D has been amended to provide for owner installation of electric vehicle charging stations, as defined in the regulations. An owner of a lot may install an electric vehicle charging station on the owner's lot, even if it necessitates common property works, if:

- The owner has given written notice to the strata committee of the owners intention to install the charging station ("installation notice") accompanied by the information and documents prescribed by the regulations.
- The owner has received written notice from the strata committee stating that the committee does not object to the installation ("no objection notice") or the strata committee has failed to respond within the required time, in which case it will be deemed to have given a no objection notice.

Additionally, a strata committee must within three months after receiving an installation notice (or such longer period specified by regulation) either:

- Give the owner a no objection notice; or
- Give the owner written notice of objection with reasons.

Note that a strata committee must not unreasonably object to the installation of an electric vehicle charging station and a by-law has no force or effect to the extent that it would unreasonably prohibit the installation of an electric vehicle charging station on an owner's lot.

However, the Tribunal may order that the strata committee issue a no objection notice if satisfied that the committee's objection was not reasonable and the regulations may make further provisions,

including specifying circumstances in which objection to installation or a by-law prohibiting installation will be considered unreasonable.

Section 132E

Section 132E has been amended to require the owner to bear the costs of installing the charging station and indemnify the owners corporation against the reasonable costs of maintaining and operating the charging station, making good damage to common property arising from installation or operating the charging station or as prescribed by regulation.

Sections 108-110

These sections have been amended and do not apply to work carried out in accordance with the relevant section.

If you are a Compliance Pack member, please click here to download the [Strata Reforms Guide](#).

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