

How to access your meter if you live in a strata scheme

Whether you're a tenant or owner in a strata scheme, you may occasionally need to access your electricity meter. The location of your meter will depend on the type and size of your scheme, and whether it is multi-storey.

Meters may be located within your lot or on common property. In large schemes meters are often secured in a locked utility area or metal cage. Access to this area will be via a standard locking system.

Depending on the size of your strata scheme you may have a strata committee, strata manager, building manager, or all three. Smaller schemes may be self-managed, in which case your main contact will be a member of the strata committee.

If your scheme has a building manager or strata manager, they'll usually have the keys to the electricity meter area or cage. You will need strata committee approval to access the meter, and in some schemes may be able to apply directly to the strata manager or building manager for access.

Some schemes may not have an established process for accessing the electricity meter. In this case, you may wish to add a motion to formalise a process for accessing the electricity meter to the agenda of the next general meeting of the owners corporation.

The owners corporation may also have a contract in place with the building manager or strata manager that allows access to the electricity meter for a fee. If so, charges incurred to access a meter located on common property may be passed on to you by the owners corporation.

Whether you're a tenant or an owner you'll need to be familiar with the process required to gain access.

For tenants

The *Residential Tenancies Regulation 2019* requires the landlord to pay the costs and charges for repair, maintenance or other work on the residential premises which is required for the proper installation or replacement of an electricity meter that is in working order, including an advanced meter. This requirement applies to all tenancy agreements signed after 23 March 2020. If you wish to see the meter for purposes other than repair, maintenance or other necessary work, you will need to pay any costs or fees entailed yourself.

Before signing your tenancy agreement, you should receive information about by-laws that apply to your strata scheme, including by-laws that set out your access to the building and common areas. If you require an access pass to enter the building, you may also receive the details of the building or strata manager.

Your landlord (or managing agent) is also required to provide a tenancy notice to the owners corporation. This notice ensures that the owners corporation is aware of your tenancy and that you're able to contact your strata manager.

If you can't find the details of the strata committee, building manager or strata manager you should contact your property manager. Large schemes will usually have a noticeboard in a prominent location on common property. This noticeboard may display contact details for the strata committee, building manager and strata manager.

