

SPXXXXX – <Address of building>

Lot XX User Agreement - Electric Vehicle Charging Per kWh via Plug-in electricity meter

This User Agreement allows a resident to charge an electric vehicle (EV) using the General Power Outlets (GPO's) already installed in carparking area which are connected to the common area/houselights electricity meter. At their own cost, the resident commits to supplying an electricity meter which must be plugged into the GPO, prior to plugging in the charging cable, before the commencement of each EV charging session. The resident records the time and electricity consumed through the plug-in electricity meter for each charging session. On a quarterly basis, the resident reimburses the Owners Corporation for all kilowatt hour (kWh) of energy consumed through all the electric vehicle charging sessions in that quarter at the electricity rates paid for by the Owners Corporation at the time of each charging session. The resident commits to paying for common area electricity consumed so that no free charging occurs and commits to re-imbursing the Owners Corporation at exactly the same cost of electricity so that the Owners Corporation does not make any profit.

USER AGREEMENT Date: X/XX/XXXX

WHEREAS The Owners, SPXXXXX (the "Owners Corporation") propose to grant to the undersigned resident of Lot XX (the "User") the right to use the existing General Power Outlets located on common property in the car parking area (the "Charging Equipment") on the terms and conditions set out in this Agreement.

For good and valuable consideration, the User agrees:

1. To pay to the Owners Corporation a user fee per kilowatt hour as per the rates in Appendix A quarterly and in arrears, within 30 days of the end of each quarter starting on the User Agreement Date, or such other amount as may be approved in a by-law or in a rule that has been ratified (the "User Fee");
2. To at all times comply with the by-laws of the Owners Corporation;
3. To use the Charging Equipment in accordance with all applicable laws and regulations;
4. Not to do anything which may cause damage to the Charging Equipment;
5. To indemnify and save harmless the Owners Corporation for any cost, loss, or damage to the Charging Equipment caused by the User;
6. If the User fails to pay the User Fee in accordance with Section 1 above, the Owners Corporation will terminate this Agreement and the User will immediately cease using the Charging Equipment;
7. The User will not permit any person other than the User to use the Charging Equipment; and
8. This Agreement is not assignable by the User.

Registration Number of Vehicle(s)	
Brand/Model of Vehicle(s)	
Full Name of Primary Driver	
License Number of Primary Driver	
Full Name of Secondary Driver	
License Number of Secondary Driver	

Appendix A - \$/kWh for EV Charging <ADD RATES FROM HOUSELIGHTS BILL>

			GST Inc	GST Exc
Daily Supply Charge		(\$/day)	\$ 1.99980000	\$ 1.8180000
Summer Rates - 1 November - 31 March (inclusive)				
Peak usage	All kWh	\$/kWh	\$ 0.5709000	\$ 0.519000
Off Peak usage (if applicable)	All kWh	\$/kWh	\$ 0.2189000	\$ 0.199000
Shoulder usage (if applicable)	All kWh	\$/kWh	\$ 0.3531000	\$ 0.321000
Winter Rates - 1 June - 31 August (inclusive)				
Peak usage	All kWh	\$/kWh	\$ 0.5709000	\$ 0.519000
Off Peak usage (if applicable)	All kWh	\$/kWh	\$ 0.2189000	\$ 0.199000
Shoulder usage (if applicable)	All kWh	\$/kWh	\$ 0.3531000	\$ 0.321000
Non-Summer / Non-Winter Rates - 1 April - 31 May & 1 September - 31 October (inclusive)				
Peak usage	All kWh	\$/kWh	\$ 0.5709000	\$ 0.519000
Off Peak usage (if applicable)	All kWh	\$/kWh	\$ 0.2189000	\$ 0.199000
Shoulder usage (if applicable)	All kWh	\$/kWh	\$ 0.3531000	\$ 0.321000

Executed by the parties as an agreement

Signed, sealed and delivered by Resident in the presence)
of:)
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.....
Signature of Witness

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Signature of Resident

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Print name of Witness

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Print name of Resident

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Date signed

Executed in accordance with the *Strata Schemes*)
Management Act 2015 by:)
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Signature of Witness

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Signature of Strata Manager

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Print name of Witness

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Print name of Strata Manager

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Date signed