

Operational Update

Energex – Community Title Schemes

Contestability

Issue # C-0012 – 01/06/2020 v2

Target Audience:

Accredited Consultants

Introduction:

Energex has reviewed the threshold of Contestability for Community Title Schemes. The Energex Contestable Works policy previously stated that a Community Title Scheme must be ten (10) lots or greater before it will be considered contestable.

Standard Format Plan and Building Format Plan (Residential)

These general design parameters apply to both standard format plan and building format plan residential Community Title Schemes.

Standard Format Plan: <https://www.qld.gov.au/law/housing-and-neighbours/body-corporate/maintenance/format-plan/standard/>

Building Format Plan: <https://www.qld.gov.au/law/housing-and-neighbours/body-corporate/maintenance/format-plan/building/>

Energex permits the internal reticulation of a Community Title Scheme as Contestable Work provided that the internal road is located within common property and the internal road provides vehicular access to all dwellings. The Energex internal reticulation must supply five (5) or more lots and must require multiple LV service pillars. Consideration will be given to staged Community Title Scheme developments.

Energex conduits, cables and assets must be installed in accordance with the Energex Underground Distribution Construction Manual for the works to be considered contestable.

A Community Title Scheme should not be supplied from both inside and outside of the development. It is Energex preference that supply would be taken from the internal road where reticulation is required. Where this is not practical, approval in writing shall be requested from the Energex Contestable Works team.

Building Format Plan

The supply method for a building format plan development is a maximum of four individual single phase units supplied from a single six fuse LV pillar. The location of the main switchboard for each unit needs to be shown on the works plans.

Standard Format Plan

The supply method for a standard format plan development is each lot must have three phase and three fuses available to the property.

Commercial & Industrial (Standard Format Plan or Building Format Plan)

These conditions apply to Commercial and Industrial developments that are standard format plan with five (5) or more lots. The lots must be of a similar layout as standard freehold lots and the sealed “roadway” shall be all located within the Common Property. Building format plan is not contestable.

A concept plan shall be submitted along with a copy of the survey plan to the Energex Contestable Works team for evaluation and feedback.

The proposed use of padmount transformers greater than 500kVA must be approved by the Energex Contestable Works Team during the design consultant’s planning phase of the project.

Joint Use Trenches are not permitted.

When there is confirmed future load, greater than the base allowance of three phase 30kVA per lot, Energex may consider this to be incorporated as a part of the project. Consultants are to provide written evidence of the proposed load. The future loads allocated to a lot shall be shown on the works plan.

Consideration will be given to staged Community Title Scheme developments.

**For more information contact:
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