

**From:** Jan Lacey  
**To:** [VICGAAR2023](#)  
**Subject:** Submission re AusNet Services - Access Arrangement 2023-28 - Variation proposal

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Dear AER,

I am a member of an owners corporation committee in Haines Street North Melbourne. We oppose AusNet's claim for compensation. If we had control over our situation we would not still be using gas, and should not be penalised because we have no choice but to remain on it.

We have been attempting, without success, to convert our 33 apartments to all electric. But it is not possible.

In the 1960's, when our apartments were built, gas was used extensively throughout Victoria. We have gas hot water, and gas stoves and heating. And for the time being we can do nothing about it.

One of our committee members has been burdened with the task of finding our way through the maze that would lead to a gas free apartment complex. These are extracts from his latest report to owners to explain the problems that we face.

*"We were advised by a specialist electrical contractor of the following key points regarding power cable capacity:*

- *Capacity between individual flats and meter rooms is 25A.*
- *Capacity between 61 Haines Street's meter room and the street is 100A per 8 flats.*
- *Capacity between 61A Haines Street's meter room and the street is 60A per 3 flats.*
- *For flats to be all-electric cable capacity between the meter room and individual flats needs to be about 70A.*
- *Calculations for fully electric flats plus 10 car charging points requires a combined capacity for 61 & 61A Haines Street of 1000A per phase. It is currently 160A per phase.*
- *There is likely insufficient Powercor capacity to upgrade our block."*

*They further advised that common area fuse boxes will need to be replaced, and meter boards will need to be replaced when capacity is upgraded.*

In relation to Powercor's capacity:

*"We have learned informally that the adjacent blocks on Haines and O'Shanassy Streets between Curzon and Abbotsford Streets share an electricity network cable in an easement running between the blocks, informally known as Plane Tree Way, that this cable does not have spare capacity and Powercor is not planning to upgrade it. Powercor will charge the owners corporation a fee of more than \$4000 for a formal assessment of whether the network capacity is available for our blocks and the committee wants to avoid paying this if extra capacity is unavailable.*

*"There are about 550 flats in the neighbouring seven city blocks in a similar situation."*

That is, with the best will in the world, we cannot get off gas because our power provider cannot supply the significant amount of additional electricity that we would require to meet our needs as an all-electric complex. And you will also note that many other apartments adjacent to ours are in the same predicament.

There are many costs that the whole community must face to rid ourselves of fossil fuels like gas.

We are prepared to pay our share, but we cannot make the transition for reasons, literally, not under our control. We therefore believe that it is inequitable to be asked to also shoulder a share of the costs that AusNet suggest they will face. We are but one group of owners of apartment blocks across Melbourne that will face similar expenses, and we do not believe we should also take on part of AusNet's costs.

I hope you will take this into consideration when determining your response to AusNet.

Jan Lacey

