



Air-conditioning in Altair.

Most apartments in Altair do not have A/C and are prevented by existing by-laws from installing A/C. In 2012 we commissioned electrical engineering consultants, Northrop, to see whether we could allow universal A/C. They advised that we did not have sufficient power to allow universal A/C.

At the 2017 AGM the Strata Committee agreed to re-investigate the viability of allowing universal A/C in Altair. We subsequently commissioned electrical engineering consultants, Shelmerdines, to examine the issue of available power supply.

Important information.

Please note that electrical measures are in Amps (A) and costs are very rough ballpark estimates but are based on professional advice.

1. Altair currently has access to **400A** via a sub-station located in the basement of Elan.
2. Altair currently uses around 345A.
3. Both our consultants, Shelmerdines and Northrop calculate that to allow universal air-conditioning, in addition to existing usage, would require a total of **845A**.
4. AUSGRID advise that we could increase our supply from the Elan sub-station to a maximum of 800A which has a safety margin that reduces the amount available to **780A**. This is the absolute maximum available from the Elan sub-station.
5. The 780A supply from the Elan sub-station is still insufficient to allow for unrestricted, universal A/C which would require 845A.
6. Pending substantive engineering and environmental studies AUSGRID have indicated that they could allow installation of a dedicated sub-station in Altair delivering **1600A**.

Your SC has consulted widely and probed the data to seek options. This has been an exhaustive and challenging process taking over nine months headed by SC member, Kevin Wellington. We believe that we can now say that there are **three broad options** available to Altair. Some of these options will require considerable further work so we are keen to get directional feedback from owners on their preferences before we do more.

Option One - Maintain the Current Power Supply

- Power supply remains at 400A. Enough power for now - but maybe not forever.
- No extra funding required
- No added installation of A/C in Altair.

Option Two - Install a Dedicated Altair Sub-Station

- This would make 1600A available. Our consultants advise that this would effectively 'future-proof' Altair from an electricity perspective.
- It would cater for likely changes such as Electric Car Charging (EVC) within Altair.
- The most likely location for a new sub-station would require the entire area currently used for all the building's recycling.
- The project would take approximately two years.
- Requires extensive professional advice from engineers, environmental planners, lawyers, designers etc. with fees estimated by Strata Choice at over \$100k.

- We would need to up-grade our service mains, main switchboard and vertical service risers at a cost very roughly estimated at 3/400k.
- It would cost very roughly \$1m to install a sub-station.
- In total this would cost very roughly **\$1.5m and require a Special Levy**. This would be approximately the equivalent of any owner's annual levies.
- Both Elan and Altair would be with-out power for about 48 hours with (possibly significant) compensatory costs – which we have not attempted to estimate.

Option Three - Allow A/C with Limits.

- Increase the power available from the existing Elan sub-station to the maximum capacity of 780A.
- We are confident that this option will allow a meaningful but limited level of A/C in all apartments... but how much and with what limitations, is yet to be determined and needs more work.
- Requires extensive professional advice from engineers, environmental planners, lawyers, designers etc. with fees estimated by Strata Choice at over \$100k.
- We would need to up-grade our service mains, main switchboard (to 1600A to give us scope for up-grades) and vertical service risers at a cost very roughly estimated at 3/400k.
- In total this would cost very roughly **\$500k and require a Special Levy**. This would be approximately the equivalent of any owner's quarterly levy plus 50%.
- We are aiming to preserve the 55A/per phase buffer that we have now but we do not know what extra power we may need in the future, for say, EVC.
- The project would take at least one year.
- We would probably require a strong, bylaw-supported and police-able management plan approved by the owners to monitor what equipment was installed how, when and where; addressing unit size, noise, aesthetics, environmental issues, output etc. so we can effectively manage and control Altair's overall power usage.

Costs for all options only cover Altair OC costs. All costs associated with purchase of A/C equipment, installation, maintenance and operation are for individual owners.

Next steps

1. We are holding an **information meeting** so we can explain the options to owners in more detail and answer any questions. There will be no voting at this meeting - just information, questions and answers. There are a number of pros and cons to some options which would be explained at the meeting which will be held at

The Holiday Inn on Tuesday Dec 5 at 7.00pm.

2. We will hold an on-line owner's poll so you can indicate your preferred option. The poll is open now at <https://www.surveymonkey.com/r/PYM2PQS> and will close at 8am on Monday Dec 11. Please use your **lot** number not your apartment.
3. We might have to do that poll twice to whittle three options down to one – second poll, if necessary, maybe Dec 11 &12.
4. This will give us some feedback by the next SC meeting on Wed Dec 13 so we can plan ahead for 2018.

Please note that this poll is purely to get directional feedback from owners.

This is not a vote for action or any commitment to any option.

Any action or commitment would require a vote by Owners regarding specific motions at a General Meeting.

Your Strata Committee