

**19-29 TUSCULUM ST POTTS POINT**  
**TYPICAL APARTMENT WIRING UPGRADE**  
**SCOPE OF WORKS**

**Introduction**

The scope of works below is a summary of the electrical work required to be undertaken by apartment owners in order to coordinate with works proposed by the building managers.

The works are aimed at achieving the following goals:

1. Removal of all VIR cabling from service and thereby improving safety and amenity of the building.
2. Increasing security and safety by locking all electrical cupboards within common lobbies and corridors. Future access to electrical risers shall be by maintenance personnel only.
3. Providing residents with access to lighting and power circuit breakers within their own apartments without the need to access the main electrical cupboard. This will allow convenient resetting of tripped circuit breakers without the need to access the main electrical cupboard.
4. Removing the need for apartment cabling to be installed within public corridors whenever apartments are upgraded or renovated.

## Scope

Each apartment owner will be required to undertake the following works:

1. Establish a single phase load centre in a suitable location within their apartment. Individual lighting and power circuits will not be permitted to be connected to the electrical riser infrastructure within the public corridor
2. Run a min 2x 10sqmm Cu XLPE/PVC + Earth between the new apartment load centre and the electrical cupboard via a conduit or cable duct in a location and manner approved by the building manager. Terminate the submains to a 32 Amp single phase circuit breaker within common area electrical cupboard within the public corridor. Existing apartment metering to be retained.

Terminate earthing cable to main riser earthing cable.

3. Disconnect and remove all redundant lighting and power circuit breakers within the electrical cupboard serving that individual apartment.
4. For apartments which have recently been renovated and are not utilizing VIR cabling the electrical contractor will be required to intercept (within the apartment) the lighting and power subcircuit cabling running to the corridor electrical cupboard and will then need to redirect / extend and terminate this cabling to the new apartment load centre and provide suitable circuit breakers to match cable ratings.
5. For apartments which have not been renovated or have been renovated but are still utilizing existing VIR cabling all lighting and power outlets still utilizing such VIR cabling will need to be rewired with new PVC/PVC cabling to meet current AS3000 requirements. The electrical contractor will investigate if existing conduit runs can be re used to pull through new cabling. If this is not possible then the apartment owners will have the choice to either install surface conduit or chasing walls and ceilings as necessary to complete the cabling upgrade. All cabling will be terminated to the new apartment load centre as described in items 1 & 4 above complete with suitable circuit breakers to match cable ratings.