

Rules Pertaining to Solar/Battery installations for the generation of electricity

The Strandmeer HOA will not be prescriptive in relation to the installation of batteries/inverters into the homes on the estate, subject to clause 1 below. Solar panels and Solar geysers, and their installation will require the owner to submit plans/proposal for approval by the HOA.

1. For the installation of batteries and inverter, the owner is to provide proof that the installer is a fully competent and certified person who will provide a certificate of compliance on completion of the work. This is to ensure that estate insurance and homeowner insurance are not compromised.
2. All Solar Geyser installations must be approved by the HOA.
3. When installing Solar Geysers, only solar geysers that are mounted as per normal electrical geysers will be allowed. The geyser type systems where the geyser is mounted outside and projects above the building/roof will not be approved.
4. Solar panel installation must be approved by the HOA. A plan of the installation, and drawing showing which roof of the house will be impacted must be submitted for approval to the HOA before commencement of the installation.
5. The Solar panels must be fitted flat on the roof line to run on the same pitch as the roof. No structures to elevate the panels at a different pitch to the existing roof will be approved.
 - 5.1 Installers must ensure that the roof structure can support the solar system. (**SANS 10106:2014 5.3.1**)
 - 5.2 Where it is impossible to comply, a professional engineer or registered technologist must design the installation so that the standard's safety and performance principles are incorporated. (**SANS 10254 2017 4.1.1.2** and **SANS 10106 2014 4.1.7**)
 - 5.3 Water heaters or storage tanks with a capacity of 200 litres or more may not be attached to a wall. (**SANS 120252-1 2012 8.4.6.5**) The solar system must be installed so that it does not accelerate the deterioration of the roof. (**SANS 10400-L, SANS 10243, and SANS 10252-1**)
- 6 Feeding back into the Strandmeer Grid from Solar Installations is allowed, **subject to the following:-**
 - a. An agreement signed by the homeowner with the HOA, this agreement is on a month-to-month basis and can be cancelled at any time.
 - b. Certificates of compliance for the Solar and Smart meter installations be provided to the HOA via Plett Property Management.
 - c. All consumers must make application to council via Electrical Engineering Department on the prescribed form (APPLICATION FOR THE CONNECTION OF SMALL-SCALE EMBEDDED GENERATION). This must comply with the municipal regulations as published. The applicant will be required to sign a contract with the municipality to ensure all conditions are met.

- d. A Smart Meter must be installed at the homeowner's cost. This meter must fit into Strandmeer Estates existing infrastructure and electrical kiosks. This must be a "4-Quadrant" meter and must comply with municipal specifications. If this meter can be read remotely, the homeowner must give permission to the relevant meter reading companies or individuals, appointed by Strandmeer Estate, to have access to this data.
 - e. All installation work must comply with SANS 10142-1 Rev 2 and any other new regulations published. COC's must also be submitted to the Electrical Engineering Department on application.
 - f. A sign must be placed outside the house to show that the house generates electricity.
 - g. If any upgrades to existing Strandmeer Estate electrical infrastructure is required as a result, this will be for the applicable homeowner's account.
- 7 There are serious safety issues with regards this. Proper certified installers will install accordingly.
- 8 The homeowner is totally liable for their individual installation, in that it complies with all rules and regulations required to maintain their own insurance and that of the Strandmeer Private Estate.
- 9 **Once all these rules are met signoff from the HOA is required.**