



PROTEA GARDENS, 20 CURRY'S POST ROAD, HOWICK: 3290

INSTALLATION OF SOLAR PANEL ON THE ROOFS OF HOUSES AT PROTEA GARDENS

A resolution is proposed to add a supplementary conduct rule, to rule 5, to regulate the installation and maintenance of solar power units, at Protea Gardens.

The following is recommended by the trustees:

The owner should apply in writing with the following information:

All components of the system should be clearly identified by their type, model numbers, size, weight and any penetrations of common property.

Before any work is commenced, the owner should provide the trustees with certification that the system's installation will not negatively impact the: structural integrity of the building and the integrity of waterproofing of the roof. The trustees shall determine the positioning of the power units.

The owner should be liable to:

Use only the services of suitably licensed and accredited installers in order to meet all requirements of the Local Council and to comply with any applicable national building codes and standards, repair any damage caused by the installation. The owner is responsible for insuring the entire solar package. Gain permission from the local authority, if that is required.

Maintenance of the system and common property.

The owner must maintain the system in accordance with the manufacturer's specifications.

Removal of the system.

If the system is removed permanently the owner shall be required to restore all affected common property to its original conditions.

Owners shall be liable to pay the full costs of:

Installing the system

Maintaining and repairing the system

Repairing any damage caused to the common property

Removing the system and restoring affected common property to its original condition.

Change of ownership of the unit concerned.

Unless the purchaser undertakes, in writing, to take responsibility with associated indemnities to the Body Corporate, the owner should indemnify the Body Corporate against any;

Loss or damage to common property

Loss or damage to the property of other owners or residents

Injury to any person

Damage to the system as a result of work carried out by the Body Corporate pursuant to any applicable provision of the rules.

Breach of conduct rules:

If the owner fails to fulfil the obligations of the conduct rule/s, the Body Corporate can;

Provide notice in writing requesting that the owner complies;

Perform any necessary work if the owner fails to do so after receiving written notice;

Recover the costs of performing such work.

Rights of the Body Corporate:

The Body Corporate should retain the right to perform emergency repairs or necessary maintenance on underlying common property, even if that necessitates de-commissioning or de-installing the system, under terms and conditions clearly stipulated in the rule/s and to stipulate that the owner will have no claim against the Body Corporate.