



Stratamatt

BODY CORPORATE MANAGEMENT

Solar Panel Installation Application

Body Corporate Name:			
CTS:		Lot Number:	
Address of Scheme:			

Applicant Details:

Applicant Name:			
Relation to Lot: (e.g. Owner/Tenant/Agent)		Lot Number:	
Applicant Address:			
Applicants Phone Number:			
Applicant Email:			

Description of Works: Is the value of the improvement over \$3,000.00 inc GST – YES / NO

If Yes, the committee cannot provide approval and this must go to a General Meeting.

(Please include as much information as possible such as photos, plans, quotation and any colours, measurements and materials that will be used as applicable):

Please mark/sign where appropriate;

YES N/A

I have/will obtain any required council approvals before proceeding with these works. ☐ ☐

If the value of the installation is under \$3,000.00 including GST, the committee can provide approval via a Vote Outside of Committee Meeting (VOCM). Our office will prepare and submit to the Body Corporate Committee to consider and vote. This application will then be reviewed, and this office will tally the votes. A decision is made within 7 – 21 days from sending the VOCM. At this time the applicant and all Owners will be advised of the results and a Minute will be created for the Body Corporate records.

By signing the below, I acknowledge that these works and any future maintenance repairs are payable by myself and any damage caused to Common Property as a result of these works will be rectified by a qualified trade professional at my own expense.

Signature

Date

Upon completion please send this form to:

E-mail: reception@stratamatt.com.au

Post: 674 Ipswich Road, Annerley Qld 4103

Please allow 14 to 21 business days for processing.

Conditions for Solar Panel Installations

1. That if approved by committee resolution, the installation can be approved if it is within the lot improvements limit that can be approved by committee (\$3,000)
2. That the solar panel system must be installed by a qualified licensed professional tradesperson as per the manufacturer's instructions in accordance with the Workplace Health & Safety standards and be in accordance with the proposed dimensions in the provided layout subject to the installers recommendation and the final dimensions of solar panels to be installed and their frames.
3. That the owner of the lot (and future lot owners) for which the installed solar panel/s service is responsible for all installation costs and the ongoing maintenance of the panels, including renewal of the panels when required.
4. Whilst the body corporate insurance may cover damage to the solar panels (as they form part of the building's fixtures and fittings), in the event of a claim being lodged on the body corporate insurer, the lot owner is responsible for paying any insurance claims excess imposed.
5. The owner of the solar panels will remove same (at their cost) at the request of the body corporate in the event that roof repairs are required on the section of the roof at the panels are installed on. This shall be done within 14 days of written notice been provided to the unit owner. Furthermore, the unit owner undertakes to make good the roof upon removing the solar panels.
6. From the period of installation or reinstallation the body corporate is indemnified for a period of twelve (12) months from any roofing repairs on the sections of roof that the solar panels are installed on. This indemnification remains in place regardless of who authorises any repairs to the roof whereby the solar panels are required to be removed.
7. The committee, may at their discretion, request that the solar panels be taken down (at the cost of the lot owner) in the event that they are not being maintained to a serviceable standard.
8. As the solar panels and associated equipment are not the property of the body corporate, if the body corporate is required to insure the panels as a result of being attached to the building, the body corporate reserves the right to claim additional insurance costs should the premium affected as a result of the panels. the body corporate undertakes to disclose its calculations in arriving at the additional insurance cost.
9. The owner of the lot undertakes to pass on the conditions for solar panel installation to any future purchaser, and furthermore undertakes to have inserted as a special condition of any contract the following clause "as the purchaser named in this contract, I acknowledge receipt of the conditions for solar panel installation (and subsequent variations issued by the body corporate) and furthermore I undertake to insert this condition in any contract of sale that I may enter into at a future date - this is to remove all doubt as to the requirements of the body corporate in relation to the solar panels fitted to the body corporate property".
10. The associated inverter shall be housed within the lot.
11. Any electrical costs incurred by the body corporate as a result of the solar panels shall be claimable against the unit owner.
12. That the common areas to be left in a clean and tidy condition upon completion of works.
13. It is the applicants responsibility to ensure the installation of the solar panel system complies with any relevant local and/or government authority / regulations, development approval conditions and body corporate by-laws.
14. Written confirmation that the installation will not compromise the structural integrity of the roof due to its load must be provided prior to commencement by a suitably qualified professional.