

ACCA Executive Guideline - Consent for the Installation of Solar Panels

The Relevant term in the ACCA Management Statement is:

No owner or occupier shall make any external alteration or attach any external decoration or other thing to the external walls of building or to any wall or fence which may be capable of being seen from the community property unless consent of the Community Association has been applied for and obtained.

The following confirmations should be included with any request for consent to ACCA to install solar panels

1. The strata manager is to confirm that the installation complies with the management statement, regulations and by-laws of the strata or neighbourhood lot
2. If any approvals or consents to the installation are required to be obtained from other owners the strata manager is to confirm that these have been obtained for the installation

If the above confirmations are not provided the ACCA Executive will not provide a consent. If confirmations are provided then

3. The ACCA Executive will consider whether the solar panels are capable of being seen by other residents or the public. If not, consent shall be provided.
4. If the panels are capable of being seen, the ACCA Executive will further consider the aesthetics of the proposed installation including:
 - a. The colour of the surface to which the panels are attached and the colour of the panels
 - b. Asymmetry in the location of the panels on the surface to which the panels are attached
 - c. Whether the panels when installed are flat and parallel to the roof or raised and installed at an angle, and

If the installation aesthetics are considered in keeping with their surroundings, consent may be given.

The applicant should provide sufficient details including drawings and images which enable ACCA to properly consider Items 3 and 4 above. Drawings/Images should be in colour. Dimensions must be provided.

The ACCA response will only advise that consent is given or not given.

If the installation requires the use of community land this use must be separately requested.

Note: It is the responsibility of the strata, neighbourhood lot, and individual owner (as applicable) to:

- a. *ensure that the proposed installation complies with insurance policies, and*
- b. *consider the adequacy of the strength of the roof and any drainage problems which may result from the installation.*

The ACCA Executive's considerations are limited to visibility and aesthetics.