



# Maintenance responsibilities and dealing with solar installations

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# Discussion points

- Maintenance of common property & EUAs
- What and where is the median line
- When does the scheme pay and when does the owner pay
- Solar, fireplaces & skylight installations – pitfalls
  - Options for schemes & owners
  - Incorporating the management thereof – amendment of rules
- Q & A with Zerlinda van der Merwe

# Definition of exclusive use areas

Sectional Title Schemes Management Act & Sectional Titles Act

means *part or parts of the common property* for the exclusive use by the owner or owners of one or more sections

Fundamentally an agreement amongst all the owners in the scheme that an identified portion of their jointly-owned property will be used only by a specified owner, or a defined group of owners.

# Types of EUAs

- Parking bays, storerooms, passages, garages
- Balconies, terraces, decks, patios
- Roofs – solar installations (new)
- Portions of walls – external signage
- Gardens

# Q & A – Zerlinda van der Merwe & Nicole Nel

1. Where is the median line located in a section – old vs new
2. Who is responsible for maintenance inside / outside a section? Cause of damage?
3. Who pays for the maintenance to sections & EUAs?
4. Who is responsible for the maintenance of the roof on an EUA?
5. Why are window frames, doors and garage doors treated differently?
6. Can I just install a fireplace, skylight or solar panels for my benefit?
7. What is the process when submitting an application?
8. What options do schemes have when facing such installation requests?
9. Are rules the best way of dealing with these installations and why?

**THANK YOU**