

Guideline: Technical Installations in Buildings

Solar Water Heater Installations

The Century City Property Owners Association encourages sustainable (green) solutions to architectural and urban issues.

It would like to be in the forefront of energy and resource efficiency for all areas within Century City.

The use of solar water heaters and similar devices for harvesting solar power is a practical way to reduce energy consumption.

Because the installation and use of solar water heaters lead directly to lower electricity bills, and, therefore, householders benefit directly, the CCPOA particularly wants to encourage their use.

Unfortunately many of the products available are ugly and reduce the quality of the visual environment. To strike a balance, the following guidelines are to be applied to these installations:

1. No solar water heater may be installed unless it complies with these guidelines
2. All proposed installations are to be approved by the relevant Homeowner's Association and the CCPOA before commencement of work on site.
3. No scrutiny fee will apply.
4. Only the solar collectors may be installed above the lowest eaves line of the building
5. Water storage tanks and geysers must be installed so that they are below the lowest eaves line of the building
6. Because of the above, it is understood that that the collectors will be above the storage and will have to be the pumped type of solar water heater
7. Only installations and products of approved manufacture and appearance may be installed. The CCPOA will approve them.
8. Solar collectors may not be visible for the adjoining public areas such as streets and canals
9. The collectors may not be fixed to the principal roof of the building facing the street or canal
10. The solar collector and all bracketing is to match the colour of the roof.
11. The collectors must be fixed at the angle of the roof and may not project above the apex.
12. The collector must be smaller than the face of the roof to which it is fixed.
13. Where these guidelines cannot be met, an installation may be erected below the eaves and appropriately screened.
14. On completion the installation must be checked and approved by the CCPOA for compliance to these guidelines and any other terms of the approvals granted.

End