



19 May 2023

Gas (LPG) Installation Inside Apartments

Westwood Estate permits the use of LPG gas installations in kitchens of apartments as outlined by the SANS 10087-1 regulations on this subject.

It is important to remember that there are several regulations in place to ensure the safety of gas users. This includes distance to sewer lines, plug points and ventilation, thus it is imperative to use a professional installer who will give you a certificate of compliance.

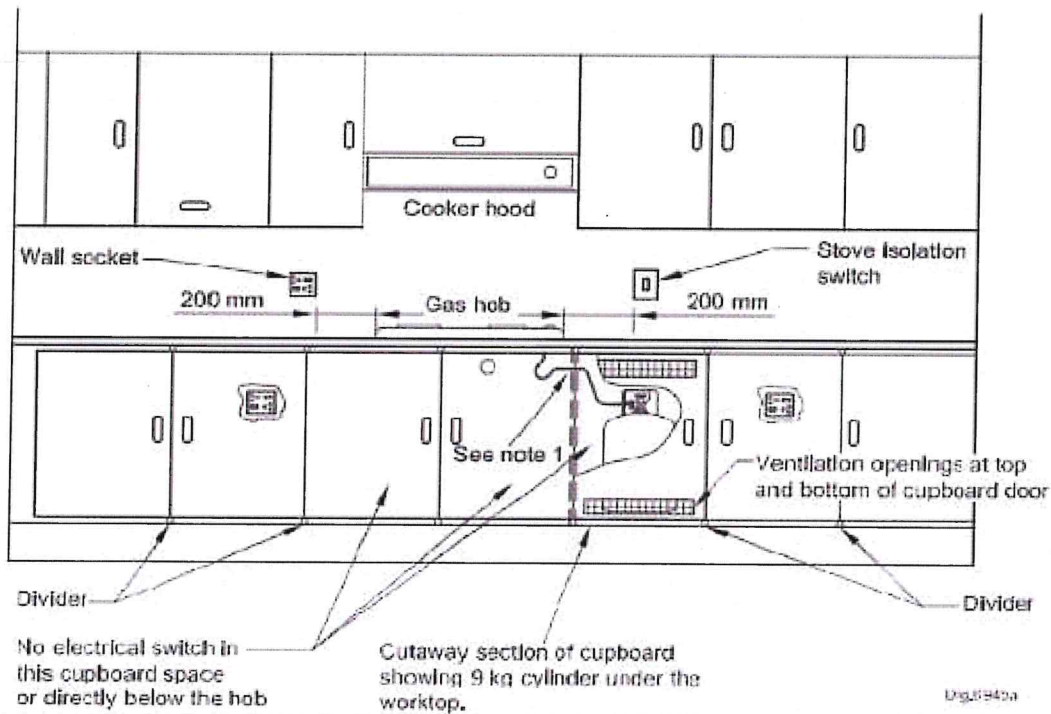
When installing gas, please remember that on the sale of your unit, a compliance certificate will be required which is not older than 3 months.

Kindly note gas installations have been approved for kitchens only. The regulations do not permit apartments to have installations outside, on balconies or in the geyser area's.

The following specifications apply:

1. Westwood Estate only qualifies for internal cylinder placement meaning apartments are allowed a maximum of 9 kg per flat.
2. Cylinder to be placed in a kitchen cupboard, the cupboard housing is to be vented.
3. Electrical switches and plug points are not allowed below the hob or at the back of a stove.
4. Electrical Isolation switch is to be a minimum distance of 200mm either to the left or right of the appliance. It is not allowed to be below or above unless an extractor has been put in place.
5. All installation is to be done by a certified professional.
6. It is the resident's responsibility to ensure regular and routine maintenance is done to the gas by a certified professional.
7. The enclosure and immediate surroundings shall be clutter free and no chemicals may be kept in the same housing area.
8. The Estate recommends each resident making use of gas to purchase a 2KG CO₂ fire extinguisher. A gas fire should not be attempted unless the gas supply has been first shut down. It is also advisable to get a fire blanket as an extra safety precaution.

DIAGRAM OF THE PROPOSED INSTALLATION



NOTE 1 -

- The Orange hose is not to exceed 2m and does not pass through any solid partitions/divider, walls, concrete etc. The hose from the hob is attached to the hosetail in the cupboard space under the hob or behind the stove and then onto either Copper class 2 or Pex. At this point we can then pass through partitions etc.

Inverters in Westwood Estate

The estate permits the installation of approved 3 kW and 5kW invertors which will assist with the residents with the ongoing challenges faced with when there is loadshedding.

The following specifications apply:

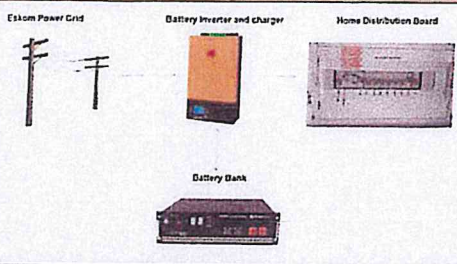
- 1) Approved Inverters are permitted (3kW or 5kW)
- 2) A registered and properly qualified electrician must do the Installation of an inverter and power box
- 3) All trunking and any installation related damage to the building is to be repaired by the owner in accordance with the approved paint specifications
- 4) Inverters are to be installed within the unit and may not be installed on common property (Kindly note that the balcony is considered common property)
- 5) Inverters may only be used to power one unit only
- 6) Due to the space constraints, we recommend the invertors be installed above the front door as it is in close proximity to the DB Board.
- 7) Residents may decide to opt for either the Lithium-Ion batteries which are smaller and last longer OR the standard Gel Batteries which are bigger and does not have a long lifespan.

Kindly note unfortunately the following will not be permitted:

- Generators are NOT permitted due to excessive noise.
- Solar panels are not permitted as not all buildings are orientated the same and this will greatly impact on the aesthetics of the estate.

For more information on the specification please see the attached.

RESOLUTION OF THE WESTWOOD ESTATE HOMEOWNERS' ASSOCIATION
REGISTRATION NUMBER: 2007/029841/08 ["WWHOA"]
Amendment to the Development and Architectural Controls
Add to Clause 2.14



HOW DOES THE BACKUP POWER SYSTEM WORK?

Batteries are charged with Eskom power when it is available. Then during a power failure, the inverter automatically switches over and supplies your house or business with energy stored in the battery. At the return of Eskom power, the batteries are charged with Eskom power again, ready for the next power failure. The size of the solution is dependent on the number of appliances, light and other equipment you want to use during periods when no power is available from the grid.

INVERTER SIZES
Our Standard Systems are available in two Inverter Sizes
3kW and 5kW

3kW System – Lithium Ion Batt

WILL PROVIDE enough power-to-power appliances, such as:

- TVs,
- Computers and Laptops
- Lights

Will more than likely NOT provide enough power-to-power appliances, such as:
 Kettles, Fridges and Freezers, Coffee Machines, Microwaves, Toasters, Geysers

5kW System – Lithium Ion Batt

WILL PROVIDE enough power-to-power appliances, such as:

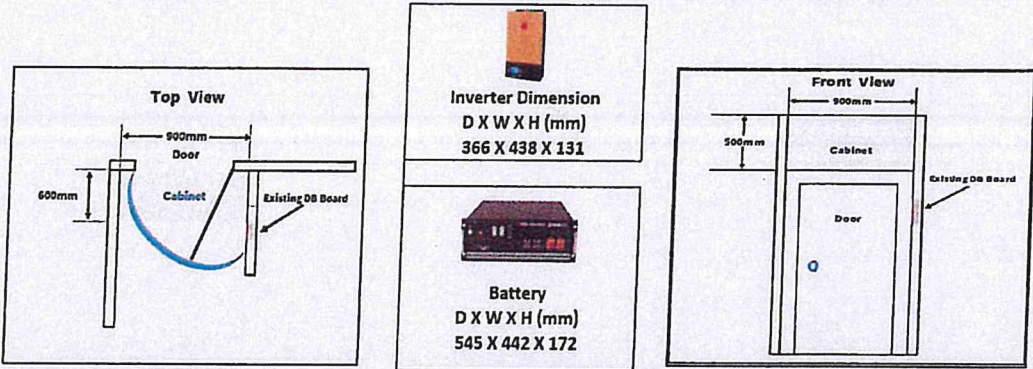
- TV's , Lights
- Computers and Laptops
- Kettles, Coffee Machines
- Fridges and Freezers
- Microwaves, Toasters

Will more than likely NOT provide enough power-to-power appliances, such as:
 Geysers, Stoves and Ovens; Air Conditioners

INSTALLATION

Each Unit will be measured individually to ensure the fitting is perfect for the space provided and the Front Panel/Door will be discussed and provided as per client requirements. Below find the image indicating proposed fitting as discussed with the Estate Manager and Potential Clients

(Kindly note that this can be changed in accordance to Client's requirements)



Note – A more affordable option will be to use Gel Batteries in the place Lithium Ion Batteries (Life Span of Lithium Ion – 10 yrs VS Gel Batteries – 3yrs)

WHAT WE OFFER OUR VALUABLE CLIENTS

- Free Personal/Individual Consultation and Assessment of Clients Requirements.
- Front Panel/Door to suit the Client's décor/taste – various options to choose from.
- Same Day Installation by a Qualified Technician
- COC with every installation by a Certified Electrician with the Back-up of Qualified Electrical Engineer ensuring installation is done in according to all Electrical Regulations
- Best Price Guarantee We guarantee the best price in the Industry for the Service and Equipment Provided. Price dependent on individual requirements and availability
- Customer Service – Excellent Support and Customer Service by our Qualified Technicians and Office Staff.