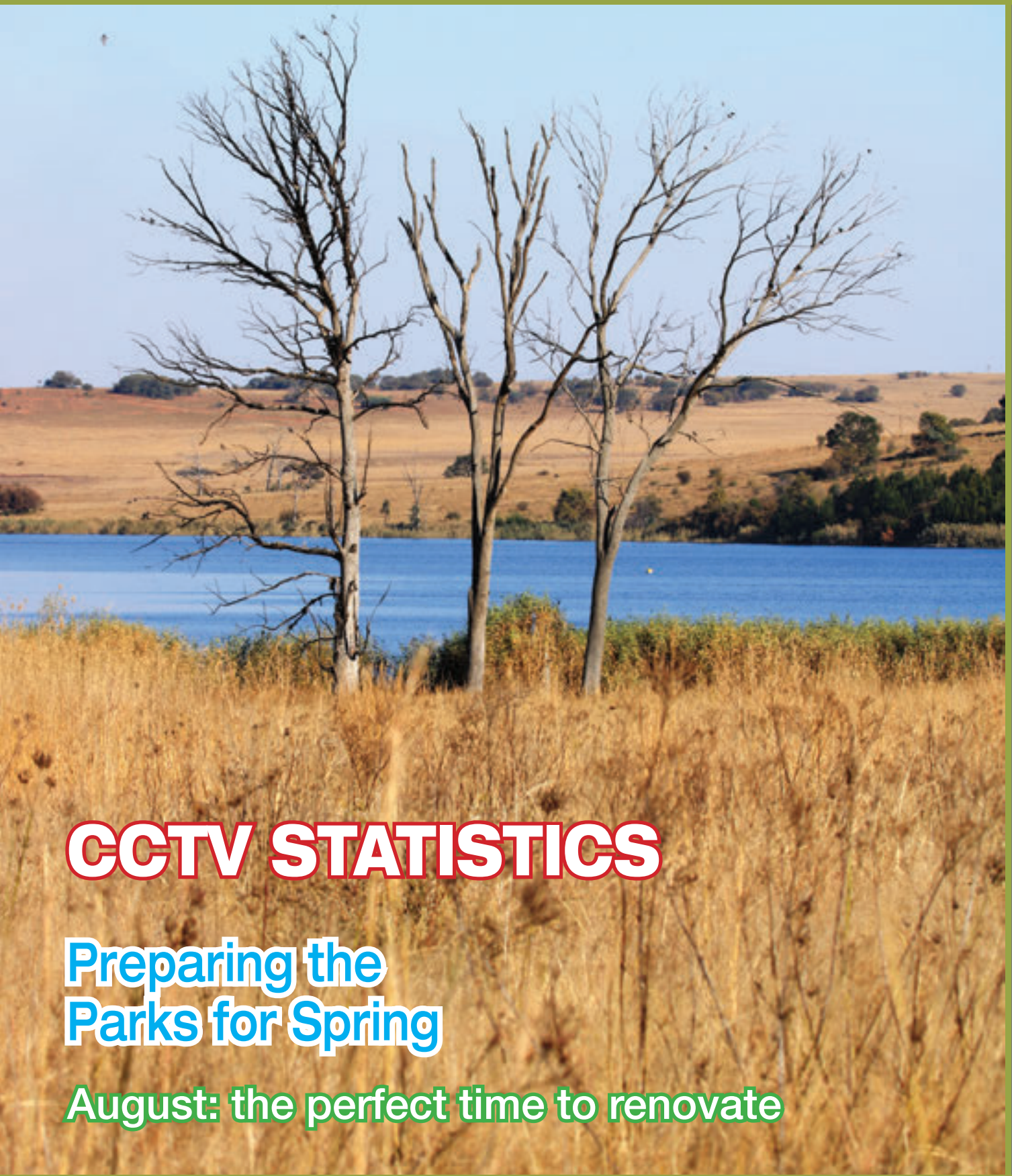




The Villager

Issue 8 • 2019



CCTV STATISTICS

**Preparing the
Parks for Spring**

August: the perfect time to renovate



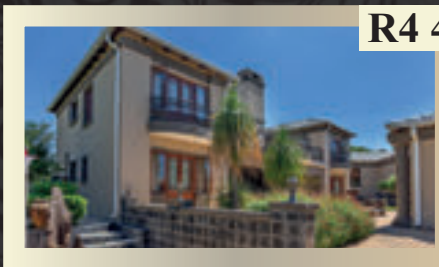
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R4 499 000 SOLE MANDATE

Sole and exclusive mandate. Exquisite family home, perfect for the entertainer. 4 bedrooms and a study or 5 bedrooms all with balcony or garden access. 3 bathrooms, main en suite – newly renovated to perfection. The kitchen made from solid cherry wood with SMEG gas appliances is any cook's dream and opens to the patio area, where you will find the first of three braai and outside entertainment areas. In the landscaped garden a Gazebo area with gas braai overlooking the jacuzzi is perfect for entertaining, or if you prefer, the garden features a third braai and pizza oven for enjoying full outdoor entertainment. The home features a spacious lounge area with fireplace, upstairs pyjama/ tv lounge with air-conditioning, double garage, additional parking and servants' quarters.



R4 495 000

Open the front door and the double volume design engulfs you in light and a feeling of space. Entertainment is a dream, with a separate bar area, huge patio, tv/lounge and dining room with fireplace. The entertainment areas are all open plan to provide a feeling of space and are great for interaction with your family or guests. Three spacious bedrooms all on one level include a master bedroom with huge en suite and more than enough cupboard space. The home is situated next to a secure park area with gate access that guarantees privacy and provides even more space for the kids to play or just go for a stroll through our wonderful estate. The home also features 4 garages, servants' quarters with separate access, an open plan, big kitchen that will suit any chef.



R4 500 000

Fully renovated to the highest possible standard, this one is for the buyer with a taste for the finer things in life. Open plan lounge with brand new kitchen. Working from home? No problem, the home features an office with separate entrance. Gorgeous patio with stack doors overlooking the landscaped garden. Main bedroom downstairs with modern en suite bathroom and outside shower, upstairs features two more bedrooms with large, full bathroom and separate lounge. Big room on the outside with separate entrance and en suite bathroom.

JONATHAN KOEN – A NAME YOU CAN TRUST

Jonathan Koen: 073 206 3877 | 012 662 5663 | jonathan@superiorrealty.co.za | www.superiorrealty.co.za

Contents

The Villager focuses on Irene Farm Villages. The magazine is delivered to the home of each resident on the Estate. The magazine is co-ordinated and published by Estates in Africa (Pty) Ltd on behalf of the Home Owners' Association of Irene Farm Villages. The opinions of workers and personnel of Estates in Africa (Pty) Ltd do not necessarily reflect those of the HOA of Irene Farm Villages.

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Message from the Estate	3
Financials	5
Solar Power for a Greener Planet	6
Home renovations by 0861NUTSMAN	10
Superior, high quality canvas prints	12
Smalls	14
Accredited Estate Agents	15
Important contact numbers	15
Irene Service Providers	16

COVER IMAGE: Winter Landscape, Rietvlei Dam
– Madeleine Du Plessis



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HONOURING THE LEGACY OF AN ICON

The passion, tenacity and integrity of our late Pam Golding, is personified in the recognition of our Gold club Achievers. It is with great pride that we acknowledge our top performing agents for their outstanding achievements.

Gold Club Status is awarded to those who embody the exemplary service levels synonymous with Pam and the brand she built.

We proudly congratulate Peter on achieving GOLD CLUB status, yet again.



For the 12th year in succession Pam Golding Properties has been recognised as South Africa's 'Best Estate Agency South Africa' in the prestigious International Property Awards (IPA) held in London recently, which celebrate the highest levels of excellence and achievement globally by companies operating in all sectors of the real estate industry.

Competing against real estate agencies from around South Africa, the company was also awarded Best Real Estate Agency Marketing South Africa and Best Real Estate Agency Website South Africa.

This makes the Pam Golding Property group the most highly awarded real estate company in the country, winning no less than 55 prestigious International Property Awards and the only South African real estate company to have achieved 'Superbrand' status consecutively over four years.

Please do not hesitate to contact Peter for a free market related valuation.

Peter Varrie
082 457 7416
peter.varrie@pamgolding.co.za



Estate News

Dear Residents

Although Mr van Niekerk is on leave and enjoying a well-deserved rest, we are still ensuring the estate runs like a well-oiled machine

We are still in the middle of the winter parks programme and, with all the changes, gabions and new plants in the flower beds, the parks will soon look brand new. We can't wait for the summer to show off these new and improved parks. Here are some of the improvements done and in progress thus far. .



Willem Richter

During the month of June 2019, all the wooden jungle gyms were treated, and some old tyre swings were replaced with new ones.



The new access control system is now fully operational and, after some minor changes to the settings, it's proving to be a much more efficient security system. Residents are also now able to invite guests, service companies and contractors via the App, which is a more flexible option for them. This also ensures that no one can enter without a code or pre-booking

The new Long-Term Contractor process, whereby residents can pre-





Estate News

book contractors who will be working at their place of residence for longer than 7 days, is in the testing phase and should be ready and operational by the end of July 2019. Once tested, this will in due course be communicated to all residents.

We have started with the painting of stand numbers at the back of the walls of all residences bordering the parks or outside boundaries. This is to ensure ease of location, and speedy and timeous responses to incidents that may occur at the back of these properties.



SECURITY

We had one incident reported within Irene Farm Villages where the petrol cap of a car standing outside was opened and petrol was stolen.

In the surrounding areas, including some estates, there has been a high incident rate currently. The types of incidents are: burglaries, motor theft,

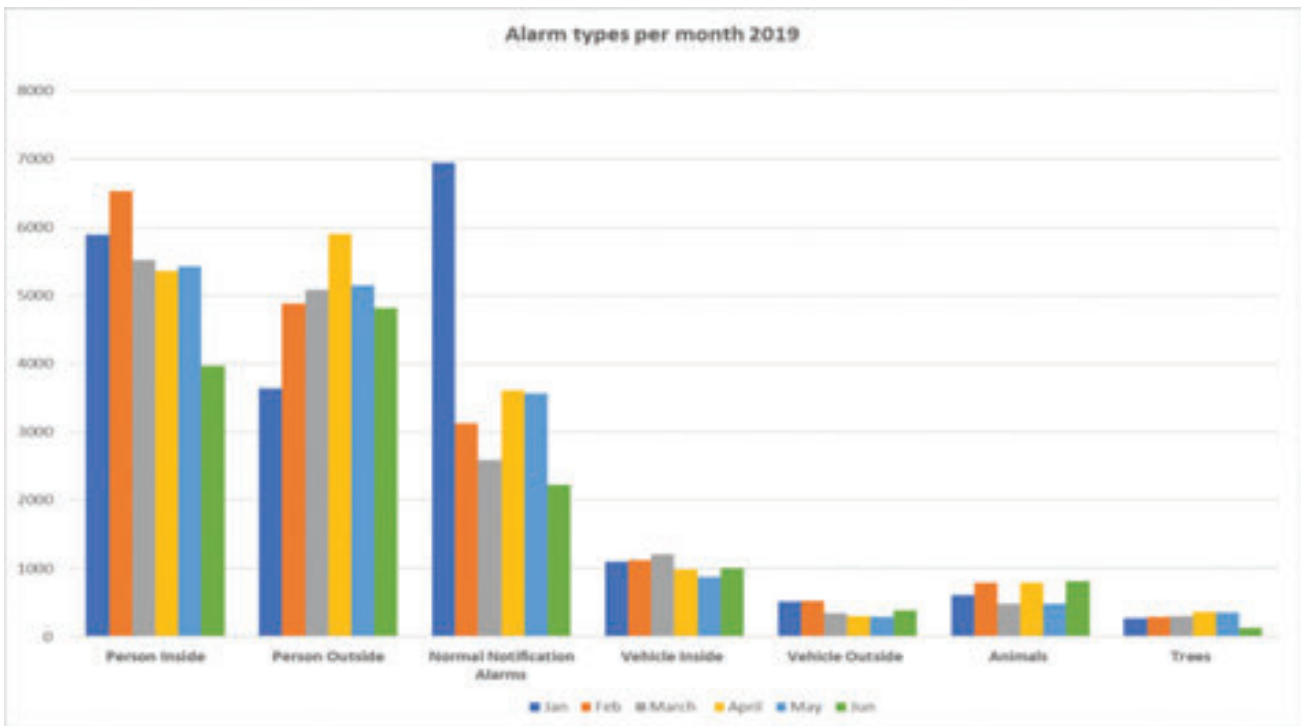
assault, armed robberies etc. This proves that our CCTV camera system recently implemented is working well and it's been money well worth spent. One cannot put monetary value to a life.

We also started with traffic speed control during the month of July 2019. As per a judgement in the High Court

in the Mount Edgecombe Estate case, we are entitled to, and will implement this in Irene Farm Villages going forward.

CCTV STATISTICS

Statistics with regards to the CCTV cameras for the last 6 months:



Willem Richter
Assistant Estate Manager
083 274 8829

Emergency Numbers

24 HR Security Guard Room:
012 662 3505 Ext 3
24 HR Controller:
082 947 7610

24HR Shift Manager:
082 838 7779
JOC:
079 528 1630





IRENE FARM VILLAGES HOME OWNERS ASSOCIATION Summary Income Statement – June 2019

	June 2019		Year to Date		YTD Variance	
	Actual	Budget	Actual	Budget	Value	%
Operational Income						
Levy Income	1 108 155	1 108 154	4 432 618	4 432 616	2	0.0%
Other Income	12 488	38 250	379 130	333 460	45 670	13.7%
	1 120 643	1 146 404	4 811 748	4 766 076	45 672	1.0%
Operational Expenditure						
Professional /Administration	59 746	62 634	232 867	243 237	10 370	4.3%
Accounting and Auditing	39 273	39 274	160 655	157 096	(3 559)	-2.3%
Insurance, Legal and Admin	20 472	23 360	72 212	86 141	13 929	16.2%
General Office	6 672	8 311	32 856	37 094	4 238	11.4%
Office Administration	6 672	8 311	32 856	37 094	4 238	11.4%
Operational Expenses	215 265	209 621	843 121	865 917	22 796	2.6%
Municipal Charges	54 442	46 925	195 534	187 700	(7 834)	-4.2%
General Operations	14 437	15 603	61 930	61 845	(85)	-0.1%
Salaries & Wages	146 386	147 093	585 656	616 372	30 716	5.0%
Security	835 985	482 865	1 881 691	1 893 717	12 026	0.6%
Security Operations	32 172	68 502	235 775	235 065	(710)	-0.3%
CCTV Equipment Rental	17 886	21 400	74 062	86 800	12 738	14.7%
Guarding Services	785 927	392 963	1 571 853	1 571 852	(1)	0.0%
Repairs & Maintenance	189 476	176 408	728 945	664 936	(64 009)	-9.6%
Repairs & Maintenance	53 215	38 850	203 368	160 100	(43 268)	-27.0%
Park Maintenance Contract	136 261	137 558	525 577	504 836	(20 741)	-4.1%
	1 307 143	939 839	3 719 479	3 704 901	(14 578)	-0.4%
Operating Profit / (Loss)	(186 500)	206 565	1 092 269	1 061 175		
Non-Recurring Revenue	17 675	0	30 165	0	30 165	100.0%
Non-Recurring Expenses	25 883	70 000	117 362	618 000	500 638	81.0%
Net Positive/ (Negative)	(8 208)	(70 000)	(87 197)	(618 000)	(470 473)	
Net Profit / (Loss)	(194 708)	136 565	1 005 072	443 175		

“There are two things over which you have complete dominion, authority and control, your mind and your mouth.”

– African Proverb

Irene Farm Villages Home Owners Association - Project Income & Other

	Actual	Budget	Actual	Budget	Value	%
Revenue						
Special Levies	202 731	0	810 611	0	810 611	100.0%
CSOS Levies	15 275	0	61 098	0	61 098	100.0%

IRENE FARM VILLAGES HOME OWNERS ASSOCIATION

Summary Levy Statements – June 2019

	120+ Days	90 Days	60 Days	30 Days	Current	Total		Previous Month
Normal - Self Pay	9 165	2 731	2 846	24 241	-115 438	-76 454		-109 341
Normal - Debit Order	-	-	-	-	-10 156	-10 156		-12 320
	9 165	2 731	2 846	24 241	-125 593	-86 610		-121 661
Debt Collection - AA (30/60 days)	80 038	13 602	22 370	33 917	36 158	186 086	71%	182 962
Debt Collection - JJR (90+ days)	74 468	3 409	3 439	3 469	2 758	87 543	33%	103 114
Debt Collection - KSB (90+ days)	39 073	10 464	11 669	12 478	11 910	85 593	33%	94 470
Sold - Previous Owner Accounts	-	-	929	2 229	-35 679	-32 521		-29 581
In Transfer	7 944	2 792	2 845	3 375	-2 347	14 609		90 292
Other	6 660	-	-	-	-	6 660		6 660
	217 348	32 998	44 099	79 708	-112 794	261 359	-19.9%	326 256
Debt Collection - Accounts > R200,000	1 030 036	20 240	20 391	20 543	11 061	1 102 272	1.9%	1 081 797
	1 247 384	53 239	64 490	100 251	-101 733	1 363 631	-3.2%	1 408 053

The HOA had a good collection month during June 2019, reducing outstanding debt with 19.9% (excluding the 3 main debtors). Two of the three big debtors are now in a foreclosure process, where we are dependant on their banks' legal processes, still moving forward. 12 owe more than five months levies, and only six more (18) owing more than 90 days

Irene Farm Villages Home Owners Association - Capital/ Development Projects

	Current stage	Current Status	Approved Budget	Actual Spend To Date	Available Budget
Infrastructure Development	Planning		8 797 910	681 089	8 116 821
Power Solution Project	Completed		2 010 879	2 010 879	-
CCTV Project	Completed		697 451	697 451	-
Land Purchase Project	Completed		2 282 850	2 282 850	-
Security Upgrade Project	Define		1 700 000	1 298 555	401 445
Total			15 489 090	6 970 824	8 518 266

Account Ability

Office Address:
Sovereign Drive,
Route 21
Corporate Park

Accounting Office Hours
8:00 to 13:00
Monday to Friday

Office Tel: 082 780 0059

Accounts Email:
accounts@aams.co.za

IFV Accounts:
Winy Boshoff

Summary Income
Statement by
Account Ability



SOLAR POWER? HERE'S YOUR GUIDE !

Solar PV power generation is clearly by far the most financially sound solution for power generation. It adds value to your home or business.

You can immunise your home and business from grid power loss in various ways, ranging from uninterruptible power supplies (UPSs) and petrol/diesel generators, to solar photovoltaic (PV) power generation.

YOUR STEP-BY STEP GUIDE

1) Find a suitable installer:

By using only **PVGreenCard**-accredited installers, not only do you ensure proper skill levels, but you also obtain recourse: in the event that an

installation or system design is found to be sub-standard or faulty, the installer stands to lose his/her accreditation if the client appeals and SAPVIA (the South African Photovoltaic Installers' Association) finds in favour of the client. Look out for the **PVGreenCard** logo!

Technology	Lifetime	ROI	Warranty
UPS	2 to 5 years	< 0%	1 to 2 years
Fuel Generator	5 to 10 years	< 0%	1 to 2 years
Solar PV power	10 to 25 years	300 - 950%	2 to 25 years



PVGreenCard



There is currently no off-the-shelf, single brand, turnkey solution available for a complete system. Systems are designed according to the chosen components.

2) Choose the appropriate system for your application:

There are basically only two types of solar PV systems to choose from: Grid-Tied or Off-Grid.

Grid-tied systems are tied to a public or private electricity grid. Off-grid systems are stand-alone, and are not connected to any incoming electricity grid – they create their own electricity 'island'.

Both these types of systems can be arranged in a multitude of different configurations. Both types use solar PV panels to generate direct current (DC), whereas the majority of home appliances require alternating current (AC). Inverters are used to convert the DC to AC, and the type of inverter used will determine if any, and how many, backup batteries can be added, and whether or not standby generators are supported. The number of backup batteries determines the level of independence from the grid (e.g. during load-shedding, power failures, or at night).

3) Ensure accurate consumption profile measurement:

Copies of monthly electricity bills are simply not good enough for proper solar PV system design. You need measurements for at least 1 full week, taken at most 15 minutes apart. Your accredited installer should do this as part of their standard service offering.

4) Ensure compliance with at least the following:

- NRS 097-2-1: These are utility interface requirements that pertain primarily to the characteristics of the inverters.
- NRS-097-2-3: These are connection criteria that pertain primarily to the size of the solar PV generator with respect to the notified maximum demand (NMD), the nature of the electrical supply (e.g. dedicated vs. shared, single vs. 3-phase), and the minimum breaker size between the point of supply (POS) and the point of control (POC).

- SANS 10142 – Requirements for wiring of premises. This document currently does not contain a section dedicated to solar PV installations. In September 2018, the technical committee submitted a draft for comment and acceptance, and it is expected to be promulgated through the course of 2019 or 2020. It will be enforced retroactively, and a certificate of compliance (COC) will be required for the DC and AC part of your solar PV system when selling your property.

5) Grid application for grid connection:

Every grid-tied solar PV system in South Africa must be registered with the local authority, using a grid application form. The onus is on the property owner to submit this application, but your installer should be able to assist you with this. It requires at least the following:

- the **PVGreenCard** accreditation number of the installer,
- a Pr Eng or Pr Tech to sign off on the test report,
- detailed line diagrams of the installation,
- a COC for the PV system, and
- a 3rd party NRS compliance certificate for the inverter(s).

The grid application form must be submitted before you may connect to the grid, and you may only feed electricity into the grid after receiving approval of your application.

The feed-in tariff in Tshwane can range from 10c per kWh to approximately R1.57 /kWh (location dependent).

Solar PV power generation is a technically specialised endeavour, but you can rely on an accredited PVGreenCard installer to help you choose the most effective option for your needs.

Choose wisely, and you can get it right the first time, minimise waste, and contribute to the future of our planet.

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AUGUST – the perfect time to repaint and renovate your home

With drier weather conditions, August is the perfect time to repaint your home.

In the summer months, you are usually challenged with moisture in the air which could cause paint to remain wet for longer. However, this time of the year is much less humid and repairs like water damp and cracked walls are considerably easier to fix. But remember, painting your home requires more than just paint.

A good paint job will instantly transform your home from looking old and tedious to appearing fresh and modern, adding character and personality. However, painting your home is not only for enhancement purposes, it also acts as a defence against weather, insects and other potential threats. Painting your home regularly is an important aspect of home maintenance to ensure your property remains protected and retains its market value.

Many home owners choose the cheapest quotation which sometimes results in disaster, so ultimately, it ends up being more expensive. Painting a home is not just about attractive colours, it requires skill, knowledge and experience to ensure a long-lasting finish.

IT'S ALL IN THE PREPARATION

To guarantee a long-lasting paint job, certain steps need to be taken prior to applying the paint. If you do not undertake these preparations correctly,



paint manufacturers will simply void their paint guarantee.

It is common for interior and exterior walls and ceilings to crack due to weather conditions. Cracks are caused for various reasons and should be investigated properly to find the actual cause. Once the source has been established, only then can the damage be properly fixed with the correct materials and methods. Thereafter, intense water- and damp-proofing should be carried out, followed by painting. If any of these steps are missed, the same, and often more cracks will surface not long after the project is completed, resulting in a potentially poorer condition and more costs.

The same rule of thumb goes with any home renovations. Therefore, it's imperative to choose a professional and reputable company to ensure you get value for your money and a long lasting finish on your project. The 0861NUTSMAN team has specialised in paintwork and home renovations for more than a decade, bringing a wealth of experience which will allow your project to be completed on time and within budget.

Their specialised services include:

- Renovating kitchens and bathrooms
- Painting and decorating
- Repairing cracked interior and exterior walls
- Fixing water damage and damp-proofing
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- Roof and gutter replacements
- Geyser repairs and general plumbing
- Replacing windows and doors
- Renovating paving.

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E: info@0861nutsman.co.za



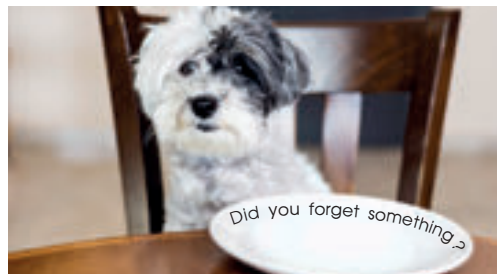
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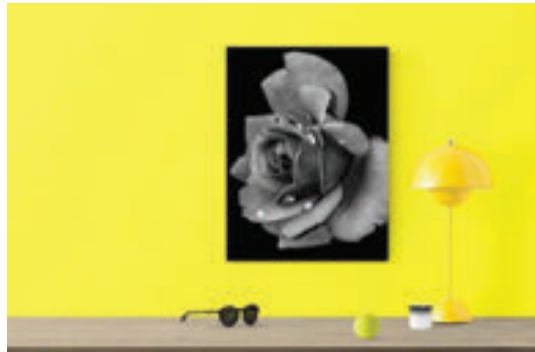
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SUPERIOR, HIGH QUALITY CANVAS PRINTS

Established in 2013, PIC2ART provides a unique, fast and efficient canvas printing service to South African home owners and businesses.



The PIC2ART business model was created combining modern techniques of design and printing with the age old techniques of canvas stretching and finishing, resulting in a beautiful artistic blend of old and new.

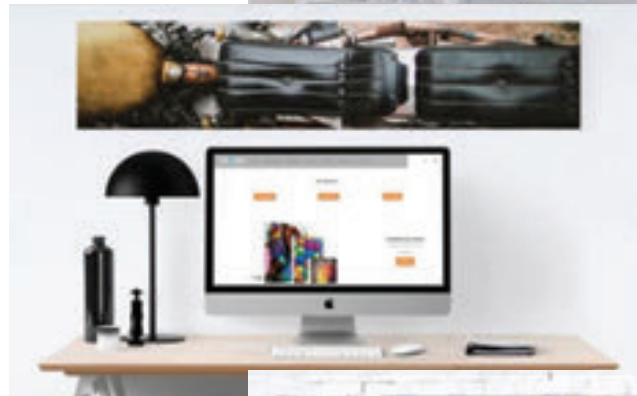
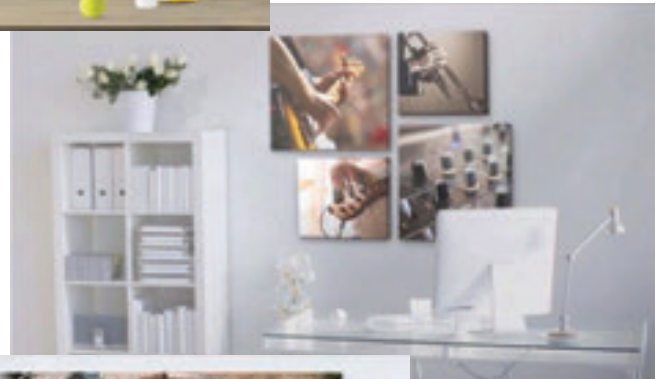
The PIC2ART brand is synonymous with colour, vibrant imagery, and artistic flair. By virtue of their first class design service, they offer their clients the opportunity to generate their own creations, by translating their memories and imaginative genius into everlasting art that is imbued with a far higher value than generic artworks.

With the constant advancement of photographic technology, everyone is able to capture their own special moments - memories that could be forgotten or overlooked in the vast digital archives that so often remain hidden in some kind of storage device. PIC2ART makes sure that those special memories remain alive and able to be enjoyed by friends and family when they adorn your walls and display units.

Finding the perfect blend of old and new is their constant mission – to produce distinctive art that is unique to you, whether it's to beautify your home or enhance the branding of your business.

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PIC2ART has a variety of canvas frames available and you can choose whether you want your art to be made up as individual frames, collages, or multi frames. Send them your image as well as the size that you require. Payment is via EFT or credit card. Supply your address and within 3 to 5 working days your parcel will arrive at your address.



The PIC2ART printing service is world class and offers a speedy turnaround time. For orders, e-mail: online@pic2art.co.za; southdowns@pic2art.co.za; woodlands@pic2art.co.za; hazeldean@pic2art.co.za or centurion@pic2art.co.za
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I am a first-year student at the University of Pretoria. I can offer help in Accounting, Afrikaans (First Additional Language), English, Physical Science, Life Science and Mathematics for Grades 1 - 11. I am also able to provide study skills and techniques. Special packages are available on enquiry. Please contact Neha on 079 738 6748 or nehapillay27@gmail.com.

NEED A BABYSITTER?

I am a third year Psychology student at Tuks. I love children and I am good with them; I am responsible, reliable and loving. I am available from 17h00 to 20h00, Mondays - Fridays and 10h00 to 17h00 on Saturdays and Sundays. Please contact me to enquire about hourly rates and package deals. Call Liashna on 079 333 0532.

NEED SOMEONE TO HELP WITH HOMEWORK?

I can offer my assistance to Grade 4 - 8 learners with homework, school projects and any other school-related work. I am also able to tutor students in English and Afrikaans Grades 4 - 9, and help with essay writing skills, speeches and public speaking. Call Liashna on 079 333 0532.

VILLAGE KIDZ

Tweetalige speelgroep in Irene Farm Village. Gekwalifiseerde onderwyseres. Buitemuurse aktiwiteite wat aangebied word is Playball, Ballet, en Musicbox. Maandag - Donderdag. 08h30 - 12h30. Kontak my gerus en kom kyk hoe ons leer terwyl ons speel. Carin 082 920 2580

Bilingual playgroup in Irene Farm Village. Qualified educator. Extramural activities include Playball, Ballet and Music Box. Monday - Thursday. 08h30 - 12h30. Please contact Carin 082 920 2580

DOMESTIC HELP

Sylvia is a hard-working lady looking to fill up her week. She available on Tuesdays, Wednesdays and Fridays. Very reliable. Contact her on 072 495 1139.

Lindiwe currently works with us in the estate 5 days a week but will be available for alternative employment on Tuesdays and Thursdays going forward. She has been working for us for many years and we have found her to be friendly, reliable and honest. If you are interested in her services, you can contact me on 082 450 4659 for a reference or Lindiwe directly on 072 823 1248. Lindiwe's mother, Johanna, is also looking for employment and is available five days a week and can be contacted on 078 079 8429.

Lidia is a very sweet lady who has worked in the estate before. She is helping me out for a few months, but is looking for permanent work, preferably live-in. She is very reliable, a hard worker and takes initiative. She's also very good with children. I would really recommend her! Please call her on 061 311 0688, or Marianne on 082 850 2921 for a reference.

Evelyn is looking for work on Tuesdays and Thursdays. Her number is 066 389 7934. She is very hardworking, honest and reliable (and a very friendly person to have in your home). She works for me the remainder of the week in the estate. For a reference, please contact Heike: 083 399 3239.

GARDENERS

Joseph has been working in our garden for a few years and keeps it impeccably manicured. He works independently and follows instructions via WhatsApp. He is looking to fill his work week. Please call Joseph on 076 905 5127, or Bernard on 083 454 8694 for a reference.

Peter is looking for work as a gardener on a Monday. He is currently working two days a week in the estate. Peter has worked for our family for over two years. He is an extremely nice person who works very hard and does gardening and handyman work exceptionally well. Please contact Peter directly on 079 456 2011 or Nicole on 072 905 7400 for a reference.

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Nicola Beauteman – 078 456 9499
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Protea Coin Shift Manager	082 838 7779
Irene Farm Controller	082 947 7610

Irene Farm Villages:

Estate Office	012 662 3505
Estate Manager	079 525 9281
Assistant Estate Manager	083 274 8829

Managing Agent: Account Ability

• Tel: 082 780 0059 • Fax: 086 671 9798 • info@aams.co.za

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Bus will leave from main gate at 6:30. Pick up from St Alban's in the afternoon. Contact Colette at 082 415 3830.

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Office hours : 8h00 – 16h00.

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If you like what you see, contact Ivan at 082 454 8487 or ivanmuller@icon.co.za. I also have a large format photo quality inkjet printer that can print on canvas and fine art paper up to size A0. My studio is at 579 Broadbury Circle, Cornwall Hill Estate. I am also available for any type of location photography.

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FREE CONSUMPTION MEASUREMENT FREE QUOTATION

OPTION 1: SAVE MONEY! Reduce your electricity bill from day 1!
(maximise solar power consumption during the day)

	SOLAR PANELS	BATTERIES
3kW system from R61,650* incl. VAT (ROI: 820%, CO2 saved: 63t)	3.2kWp	0
3.6kW system from R70,670* incl. VAT (ROI 880%, CO2 saved: 76t)	3.8kWp	0
4.6kW system from R85,330* incl. VAT (ROI 945%, CO2 saved: 95t)	4.8kWp	0

OPTION 2: POWER INDEPENDENCE! Become independent from the electricity grid from day 1!

System with battery backup for 1 x load shedding event per day (or 4h †)

3.7kW system from R104,750** incl. VAT (ROI: 500%, CO2 saved: 63t)	3.2kWp	1 x 2.4kWh
4.6kW system from R145,440** incl. VAT (ROI: 605%, CO2 saved: 101t)	5.1kWp	2 x 2.4kWh

System with battery backup for 2 x load shedding events per day (or 8h †)

3.7kW system from R122,260** incl. VAT (ROI: 390%, CO2 saved: 63t)	3.2kWp	2 x 2.4kWh
4.6kW system from R168,410** incl. VAT (ROI: 490%, CO2 saved: 113t)	5.8kWp	3 x 2.4kWh

System with battery backup for 3 x load shedding events per day (or 12h †)

3.7kW system from R145,500** incl. VAT (ROI: 335%, CO2 saved: 69t)	3.5kWp	3 x 2.4kWh
4.6kW system from R194,450** incl. VAT (ROI: 415%, CO2 saved: 126t)	6.4kWp	4 x 2.4kWh

* Assuming that energy efficiency measures have already been implemented

** Including wiring of AC connection to existing DB, plus up to 2 geyser elements and geyser timers, plus up to 10 flow restrictors

† subject to controlled consumption by essential circuits

• The price estimates shown above assume ideal installation conditions and configurations.

• The kW ratings above are based on typical single phase supply. Different supplies have different limitations.

• 3.7kW maximum PV generator size allowed according to current regulations for a shared 60A single phase main breaker.

• 4.6kW maximum PV generator size allowed according to current regulations for a shared 80A single phase main breaker.

• 100 tons of CO2 is emitted by the complete combustion of approximately 35 tons of coal (equivalent to approximately 8x8m of land surface area conserved) – relating to approximately 2m² of land area conserved for every 1m² of solar PV panels installed.

Contact us for your free detailed electricity consumption measurement and quotation:

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