

ANNEXURE F

THE HILLS HOA: ELECTRICITY INSTALLATION REGULATIONS (CONTRACTORS AGREEMENT)

DEFINITIONS: The following words and phrases shall have the meanings assigned to them:

“Bulk supply point” means the point at which The Hills Estate is supplied and measured by the supply authority, Eskom;

“Completion Certificate” means the certificate issued by the HOA on completion of the building in compliance with all requirements of the HOA;

“Certificate of Occupancy” means the certificate issued by City of Tshwane on completion of the building in compliance with all requirements of the municipality;

“COC” means an electrical certificate of compliance in accordance with the provisions of SANS 10142 Part 1;

“Customer” means the end consumer to whom electricity is supplied to and who purchases electricity from the HOA, who also may be a tenant;

“Engineer” means the **RNM** professional registered Engineer responsible for the electrical distribution network at The Hills, appointed by the HOA;

“Estate” means The Hills Estate or The Hills;

“Electrical services” means electrical material, cables, miniature substations, meter kiosks, street lights, locks and all other related material, equipment and apparatus that belongs to the HOA;

“Home Owner Association” means the home owner association of The Hills, who are also the other party to this agreement and also referred to as HOA;

“HOA Ownership” means the legal owner of the kiosks, all credit and prepayment meters, streetlights and all other electrical infrastructure;

“Meters” means the electricity consumption meters, whether prepaid or credit meters, installed at the premises of the Customer, in terms of this agreement;

“Metering point” means the point at which the supply to the Customer is measured;

“Network” or “distribution network” means the electrical reticulation network between the Eskom bulk supply point and position on the Premises boundary where the service connection cable enters the property of the Customer;

“New Connection” or “Connection” means the connection of the service cable of customers between the house or building of the customer and the distribution network of the HOA;

“Owner” means the legal owner of the property;

“Pavement” or “Sidewalks” means the public open area, pavement or sidewalk that belongs to the HOA;

“Point of Supply” or “Supply point” means the point at which the supply cable to the premises crosses the boundary of the premises;

“Property” means the land and all structures thereon owned by the Developer for sale and/or transfer to its transferees, assignees and successors in title and the purchasers thereof and the common land and all structures thereon managed by the Home Owners Association and includes all premises thereon, and shall also mean **“The Hills Estate”**;

“Premises” means the immovable properties of the Customer, forming portions of the property, to which electricity is supplied to the HOA in terms of this agreement;

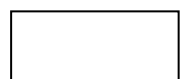
“RNM” means Reticulation Network Management (Pty) Ltd appointed on behalf of the HOA;

“Service connection” means the supply cable between the distribution kiosk on the pavement (including the consumption meter and supply circuit breaker) and the distribution board or cable connection box on the premises in which the service connection cable terminates;

“SSEG” means small scale embedded generation (Photovoltaic modules / solar plants);

“Supply Authority” means Eskom, having the NERSA license to distribute electricity in the area in which the Property is situated;

“Tariff Schedule” or “Tariff List” means the tariffs, fees and fines as yearly approved by the Directors of the HOA.



ANNEXURE F

- 2.1.4 The electrical installation on any construction site must comply with the OHS Act No.85 of 1993 as amended to date and all regulations to this Act, including SANS 10142. A summary of compliances follows below, but the full OHS Act should be consulted.
- 2.1.5 The Electrical Installation Regulations (published in Government Gazette No. 31975 on 6 March 2009, under Government Notices – Department of Labour No. R.242.) incorporates SANS 10142-1 - The wiring of premises Part 1: Low voltage installations under Regulation 243.
- 2.1.6 SANS 10142-1 refers to construction site installations in paragraph 7.4 as well as to SANS 60439-4 which construction boards must adhere to.
- 2.1.7 A Certificate of Compliance (COC) must be issued within 7 working days after power is supplied to the site; power will be temporary connected for the purpose of testing and completion of the COC. An additional COC is required for embedded alternative energy plants and diesel generators.

2.1.7.1 Herewith an extraction from the Electrical Installation Regulations:

“No person shall connect or permit the connection of any completed or partially completed electrical installation to the electricity supply unless it has been inspected and tested by a registered person and a certificate of compliance for that electrical installation has been issued: Provided that the supplier may on request connect the supply to the electrical installation for the purpose of testing and the completion of the certificate of compliance by a registered person: Provided further that this sub regulation shall not apply in a case where the electricity was disconnected for the non-payment of the electricity account or where there has been a change of tenant but not of ownership.”

2.1.7.2 Note:

It is the responsibility of the Owner's Electrical Contractor to understand the CNE earthing system used and ensure that the earth spike installed by him is adequate before the power is switched on. The earth resistance of the earth spike shall be equal or less than 2.0 ohm and can only be connected to the network earth via the neutral conductor of the cable.

2.2 Application for a temporary builder's electrical service connection

- 2.2.1 The application form for a Builder's Electrical Supply must be completed and submitted to RNM (contact connections@rnm.co.za for the application forms and/or more information).
- 2.2.2 The supply will be energised after payment of the connection fee and compliance with all requirements as stated in the connection application form, including a copy of the COC for the builder's installation. (A 1,5 m earth spike must be installed with 25 m x 16 mm² bare copper earth conductor connected to earth spike. The earth resistance of the earth spike shall be equal or less than 2.0 ohm and can only be connected to the earth bar in the ripple box once the required earth resistance is obtained. It is the responsibility of the Owner's Electrical Contractor to understand the CNE earthing system used and to ensure that the earth spike installed is adequate before the power is switched on.)
- 2.2.3 The existing supply cables with separate bare earth conductors are installed up to 1m x1m inside the Premises boundary. It is the responsibility of the Registered Electrical Contractor to extend the cable and bare earth conductor to the temporary builder's supply connection box (provided with an earth leakage protection unit) as well as the permanent service cable connection box at the house, when ready. The extended cable shall match the specifications of the existing cable and be installed in a soft soil or sand bedding at a minimum of 600mm under finished surface level.



ANNEXURE F

2.2.4 A 10 mm² Cu or 16 mm² Cu bare earth conductor with a minimum length of 25m shall be installed respectively with 16 mm² Cu or 25 mm² Cu service cables. The bare earth conductor shall be utilised as the consumer earth connection of the installation.

2.2.5 The electricity consumption meter will be provided and installed by RNM in the distribution kiosk on the sidewalk. The Contractor shall give RNM a minimum of 15 working day notice before the meter installation is required.

2.2.6 Documentation required at building stage (temporary connection):

2.2.6.1 Proof of ID document of electrical and building contractor;

2.2.6.2 Certificate of Compliance (builder's electrical installation);

2.2.6.3 When the owner is represented by anybody else, a copy of the letter of appointment or power of attorney.

2.2.7 Energization of the supply of electricity to the premises or any portion thereof, shall be subject to the following:

2.2.7.1 Compliance with all requirements and payments as per the connection application;

2.2.7.2 Approval (by inspection) of the connection by RNM;

2.2.7.3 The standard connection fee allows for only two RNM site inspections, after which the fee per inspection as depicted in the latest approved Tariff Schedule is applicable.

2.3 Application for a permanent electrical service connection

2.3.1 The application for Permanent Electrical Supply must be completed and submitted to RNM together with all required documents as requested in the Application Form (contact connections@rnm.co.za for the application forms and/or more information).

2.3.2 The supply will be transferred from a building supply to a permanent supply after compliance with all requirements, as stated in the requirements for a temporary builder's service connection as well as in the application for a permanent electrical service connection.

2.3.3 Documentation required at occupation stage (permanent connection):

If a builder's supply was not applied for and connected, the documentation as indicated in paragraph 2.2.6 shall be submitted as well as the following documentation:

2.3.3.1 Certificate of Occupancy (issued by City of Tshwane) or Completion Certificate (issued by HOA);

2.3.3.2 Certificate of Compliance (permanent electrical installation).

2.3.4 Energization of the supply of electricity to the premises or any portion thereof, shall be subject to the following:

2.3.4.1 Compliance with all connection application requirements and payments;

2.3.4.2 Approval (by inspection) of the connection by RNM;

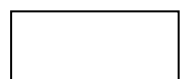
2.3.4.3 The standard connection fee allows for only two RNM site inspections, after which the fee per inspection as depicted in the latest approved Tariff Schedule is applicable.

2.4 Applicable electricity consumption tariffs

2.4.1 The electricity consumption applicable is the standard Eskom tariff for the type and capacity of the required connection, as depicted in the Tariff Schedule.

2.4.2 Once RNM receive an application for an electrical connection, all relevant documents shall be emailed to the applicant, which must be fully completed and returned before the connection process will commence.

2.4.3 A copy of the latest Tariff Schedule is available from RNM (connections@rnm.co.za)



ANNEXURE F

3. SMALL SCALE EMBEDDED GENERATION (PHOTOVOLTAIC SOLAR PLANTS)

- 3.1 Customers who install Photovoltaic or solar plants (SSEG) must apply for approval by the Engineer completing the standard SSEG application document.
- 3.2 The application for the installation of SSEG plant will not be considered and/or approved before the fully completed application form and required documentation was received.
- 3.3 It is also a requirement that the SSEG installation must be signed off by a Professional Engineer appointed by the Owner, before approval of the installation will be considered;
- 3.4 Owners that commission and/or switch on, exporting and/or non-exporting SSEG plant, shall be fined. The fine for illegal solar connections is stipulated in the Tariff Schedule.

4. PAYMENT OF ELECTRICITY CONSUMPTION ACCOUNTS

- 4.1 Credit meter Customers must pay an account deposit determined as depicted in the Tariff Schedule. The deposit will be held in trust by Trafalgar. The deposit amount is payable over and above the applicable connection fee as depicted in the Tariff Schedule.
- 4.2 Accounts for the electricity consumed, in accordance with the credit meters at the property, will be rendered by Trafalgar monthly as close as possible to the middle of each month (15th).
- 4.3 Credit billing is done by Trafalgar.

5. PAYMENT OF NETWORK ACCESS CHARGES

- 5.1 Annual network access charges (also referred to as availability fees) is payable by all proclaimed premises not connected to the distribution network.
- 5.2 The network access charges are the standard Eskom network access charge tariff applicable to the type and capacity of the connection available for the premises.
- 5.3 A copy of the latest Tariff Schedule is available from RNM (connections@rnm.co.za)
- 5.4 Network access charge accounts is raised and managed by Trafalgar monthly with the levy account.

6. METER TESTING

- 6.1 If within fourteen (14) days of the rendering of any monthly account the Customer requests RNM in writing to test any or all of the meters, RNM shall do so upon payment by the Customer of the special meter test fee determined and revised from time to time by the HOA.
- 6.2 If the meter test shows that the inaccuracy of any meter does not exceed 2.5% (two point five percent), the meter shall be deemed to be correct and the account shall stand as rendered. The test fee shall be forfeited to RNM.
- 6.3 If the meter test shows an inaccuracy in any meter of more than 2.5% (two point five percent), in the absence of proof to the contrary, the inaccuracy shall be deemed to have existed from the date the error or fault can be reasonably shown to have occurred. The electricity account will be adjusted accordingly in the first account rendered after the inaccuracy has been ascertained and the test fee shall be refunded to the Customer.
- 6.4 RNM have the right to test any meter at any time and if such test shows any inaccuracy in excess of 2.5% (two point five percent), the inaccuracy shall be deemed to have existed from the date the error or fault can be reasonably shown to have occurred. The electricity account will be adjusted accordingly in the first account rendered after the inaccuracy was ascertained.



ANNEXURE F

- 6.5 Should any inaccuracy result from tampering with the meter, the inaccuracy shall be deemed to have existed from the date on which the meter was last inspected or installed, whichever occurred most recently.

7. ILLEGAL ACTIONS AND DAMAGE: COST & FINES

7.1 General

- 7.1.1 All electrical equipment/apparatus on pavements and public open spaces on the estate i.e.: Miniature substations, meter kiosks, streetlight poles and cabling are the sole property of the HOA.
- 7.1.2 The HOA shall be entitled to institute criminal charges against any person reasonably believed to have been guilty of tampering and/or causing damage to the property of the HOA.
- 7.1.3 Any queries or clarification required regarding the Electrical Installation Regulations of the HOA, can be emailed to connections@rnm.co.za or the Estate Manager may be contacted directly.
- 7.1.4 A copy of the latest Tariff Schedule is available from RNM at connections@rnm.co.za

7.2 Tampering with meters, equipment, switchgear and/or padlocks

7.2.1 Description

- 7.2.1.1 It is unlawful for any person to tamper in any manner whatsoever with the meters, equipment, switchgear or padlocks of the HOA.
- 7.2.1.2 Only duly authorized representatives of RNM are entitled to open any switchgear, mini-substation, distribution kiosk, meter room or distribution board. Any person who opens any switchgear, mini-substation, distribution kiosk, meter room or distribution boards shall be liable for any damage caused to the same as a result of such opening as well as the costs of replacing the locks and keys thereof.
- 7.2.1.3 In the event of the Customer or any person illegally consuming electricity, they shall be liable to pay for such illegal consumption as well as the applicable fine. The amount of such liability shall be calculated by taking the average monthly consumption over the three months following RNM becoming aware of the illegal consumption plus interest thereon. Interest will be calculated from the date on which it is found the illegal consumption first occurred, to the date of payment. The Customer or consumer shall pay the amount calculated within seven days of the rendering of the account.
- 7.2.1.4 For a repeat of an illegal connection, clause 6.2.1.3 will apply as well as the additional fine applicable.

7.2.2 Breach

Any person found to have tampered with the meters, equipment, switchgear and/or padlocks, shall pay the HOA, and irrespective of any other sanction such person may suffer the fine as stipulated in the latest approved Tariff Schedule.

For a repeat of an illegal connection the fine as stipulated in the latest approved Tariff Schedule.

The fine as stipulated in the latest approved Tariff Schedule applies to any damage caused to electrical equipment.

7.3 Excavation on the sidewalks or sidewalks and/or adjacent stands

7.3.1 Description



ANNEXURE F

- 7.3.1.1 All electrical equipment/apparatus on pavements and public open spaces on the estate i.e.: Miniature substations, meter kiosks, streetlight poles and cabling are the sole property of the HOA.
- 7.3.1.2 No excavation works are allowed on the pavements including public open spaces or adjacent stands without the written permission of the Estate Manager.
- 7.3.1.3 No excavations are allowed on the pavements of the HOA without written approval by the Estate Manager. Under certain circumstances and equipment involved, full time supervision by RNM may be required at the cost of the Owner or Applicant.

7.3.2 Breach

Any unauthorised, excavation work shall immediately be stopped by the RNM representative and reported to the Estate Manager. The Owner will be held liable for the fine as stipulated in the latest approved Tariff Schedule.

The fine as stipulated in the latest approved Tariff Schedule applies to any damage caused to electrical equipment.

7.4 Damage to electrical equipment and/or cables

7.4.1 Description

- 7.4.1.1 All electrical equipment/apparatus on pavements and public open spaces on the estate i.e.: Miniature substations, meter kiosks, streetlight poles and cabling are the sole property of the HOA.
- 7.4.1.2 No excavation works are allowed on the pavements including public open spaces or adjacent stands without the written permission of the Estate Manager.
- 7.4.1.3 The equipment is installed and maintained with the endeavor to secure an uninterrupted power supply to the Owners at the Estate at all times.
- 7.4.1.4 Damage to the electrical property on the pavement section of a building under construction shall be deemed to be caused by the building activities at the adjacent site. Any damage visible to this equipment before the commencement of building activities must be reported and put on record at the Estate Manager before the commencement of any building activities.

7.4.2 Breach

If found that the Owner or Contractor or any vehicle damaged any electrical equipment or part thereof intended for delivery to such property under construction, or damaged electrical cables on HOA property through unauthorized excavation and/or any other reason whatsoever including negligence and accidental circumstances, RNM shall appoint an approved electrical contractor to repair such damage to electrical installation.

The fine as stipulated in the latest approved Tariff applies to any damage caused to electrical equipment.

7.5 Screening of building sites

7.5.1 Description

The installation as prescribed in paragraph 3.1.9.1 page 9 of Contractors Agreement refers.

RNM must have free access to any part of the electrical installation and/or equipment on a 24/7 basis without any restriction as prescribed in the Occupational Health and Safety Act.

7.5.2 Breach



ANNEXURE F

If found that any part of the electrical installation is enclosed as part of the property screening of the building site, RNM with support from the HOA, will appoint a Contractor to remove the incorrect installation at the cost of the Owner. The cost to rectify the screening is payable over and above the fine as stipulated in the latest approved Tariff Schedule.

7.6 Service connections, Telkom & electrical connection box

7.6.1 Description

7.6.1.1 All new installations must be inspected by RNM before energization. The inspection will cover the cable installation up to and including the cable meter box (ripple relay box) at the building.

7.6.1.2 The cable trench, joint and earthing connection must be installed at a minimum depth of 600mm and must be visible for such inspections by RNM.

7.6.1.3 The Telkom box is required for the connection of the future Telkom fibre to home system.

7.6.1.4 Electrical connection box or ripple relay box is required for future electrical load or maximum demand control at the Estate.

7.6.1.5 It is the requirement of the HOA that these boxes must be installed as part of all new connections.

7.6.2 Breach

If found that the connection does not comply to specifications and/or that the Telkom and/or cable connection box are not installed and/or wired correctly, the power supply to the property will not be switched on until the necessary corrections, determined by RNM, has been made.

Furthermore. Should the cable trench, joint and earthing connection already be backfilled at the time of inspection, it shall be re-opened for inspection. The power supply to the property will not be switched on until it has passed the inspection.

A re-inspection fee as stipulated in the latest approved Tariff Schedule will be payable by the Owner for each follow-up inspection required.

7.7 Certificate of Occupancy and/or Completion Certificate & COC certificate

7.7.1 Description

7.7.1.1 With reference to the requirements as stipulated in Clause 2.1.6 (COC requirements in terms of SANS 10142 Part 1);

7.7.1.2 Upon application for permanent supply or switching from builder supply to permanent supply an inspection will be done on the connection and all required boxes as specified.

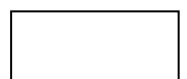
7.7.1.3 The COC must be submitted to RNM within 7 working days of energization of a builders or permanent connection.

7.7.1.4 Note that in the case of SSEG installations the SSEG plant must be specified in the COC and/or a separate SSEG COC must be submitted.

7.7.1.5 In the case of a permanent connection the Certificate of Occupancy (issued by City of Tshwane) or the Completion Certificate (issued by the HOA) must be submitted to RNM within 7 days.

7.7.2 Breach

If the non-compliance is not corrected within 7 days the supply will be disconnected and the fees for disconnection and re-connection as stipulated in the latest approved Tariff Schedule will be payable by the Owner.



ANNEXURE F

The electricity to the property will remain off until the valid COC is received by RNM and in case of a permanent supply also the Certificate of Occupancy (issued by City of Tshwane) or the Completion Certificate (issued by the HOA).

PRINT NAME: _____

SIGNATURE: _____

DATE: _____

