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// Installation of a PV system on a HOA building Heuweiler in Germany

Short description

As part of the "WEG der Zukunft" (HOA of the future) and the support scheme "Sonnentent" by the ElektrizitätsWerke Schönau (EWS – Electricity company) project, the installation of a photovoltaic (PV) system on buildings of a homeowners' association (HOA, German: WEG - Wohnungseigentümergeinschaft) in Hausweiler was supported.

Year // Duration

2020-2021

Objective

The aim of the project was to organise a sample process support in order to generate a positive example for the application of PV on a multi-family house.

Initial situation

Key data of the Heuweiler HOA:

- ✓ Buildings constructed in 2006/2007, eight residential units, of which seven are owner-occupied and one is rented out
- ✓ Heat consumption < 60 kWh/sqm/a

- ✓ General electricity 1000 kWh/a, in residential units: 1500-2500 kWh/a
- ✓ no use of renewable energy, but suitable roof areas (unshaded, south/east & north/west orientation, not many roof windows/dormers)
- ✓ rather homogeneous ownership structure, little divergence of interests, owners usually all come to the HOA meetings

The HOA was interested in photovoltaics. The requested support module on the part of the HOA was a PV check, beyond that there was no interest in renovation measures.

Implementation & Measures

As part of the "HOA of the future" project, the initial consultation of the Heuweiler HOA took place in May 2020 during an on-site meeting. This was later followed by more advice on the technical and organisational implementation, monitoring of the installation and support in the implementation of the operating concept as part of the EWS' "Sonnentent" support scheme.

Project planning:

- ✓ seven individual plants with 9.9 kWp each, operated by the respective consumer

// GOOD PRACTICE Factsheet

- ✓ less than 30 kWp per plant, i.e. no EEG levy
- ✓ Economic efficiency and effort comparable to a single-family house

The decision of the WEG was taken in October 2020 and included:

- ✓ Obtaining PV offers
- ✓ On the basis of received offers: contracting and roof leasing

The project was implemented in 2021: Installation of five of the originally seven planned individual systems with a total area of 235.2 sqm and 9.9 kWp respectively 9.57 kWp output each (three modules were removed due to a complaint from one of the owner parties). In the end, two fewer individual systems were installed because the owners concerned had changed their minds in the meantime.

Results

The PV system was installed according to plan and is being operated successfully.

Involved parties // Beneficiary parties

Homeowners, Regio Freiburg energy agency, Solarteur (PV provider)

Financing // Funding

The plant cost 1,800 EUR per kWp. Each owner party finances the PV system itself. The accompaniment and process support was financed by the project "HOA of the future".

Lessons Learned

PV systems in multi-family buildings are feasible, and even newer buildings can be made more climate-friendly in an economical way.

The Heuweiler HOA is very satisfied with the step they have taken with this project and the support they have received.

Required framework conditions

- ✓ Committed owners/HOA,
- ✓ Possibility of free support by the energy agency

Multiplication effects

The project has attracted a lot of interest, but to our knowledge has not been multiplied so far.

Problems solved // Retrospective insights

Not all owners wanted to participate, in the owners' meeting, seven out of eight owners agreed. After the installation, one owner demanded the removal of a module because of glare. Although glare could not be proven by an expert opinion, the module was nevertheless removed as a gesture of goodwill.

The questions regarding the liability insurance of the PV system had to be clarified by the HOA themselves.

On the subject of a future battery extension or a subsequent storage installation, which is now not possible with the current inverters, there was unfortunately no advice or reference from either the energy agency or the supplier.



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