



SECTIONAL TITLE

ENERGY MANAGEMENT SOLUTIONS

Solar · Battery · Smart Management · Financing



INTRODUCTION

The energy landscape for residential estates has fundamentally shifted.

Eskom tariffs rise at more than double inflation. Load shedding has disrupted daily life for a decade, with unplanned outage replacing it. Individual home solar installations remain expensive and inconsistent. Meanwhile the technology to power an entire estate from a single centralised system has become dramatically more affordable, reliable and intelligent.

SolaFi designs, installs, operates and finances centralised solar and battery infrastructure for sectional title estates. The body corporate invests no capital. Every resident pays less for power. Common property benefits directly. The whole system is managed by Ember, a smart energy platform built specifically for this purpose.

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Estate energy has fundamentally changed.

Three technology shifts now make centralised estate energy systems dramatically more viable than individual home installations.

Solar cost collapse

Panel prices have fallen over 80% in the last decade. A shared commercial array on common property now produces power at a fraction of the cost of equivalent individual rooftop systems.

Lithium battery maturity

Commercial lithium batteries are now safe, long-lived and cost-effective. Sizing a battery bank for an entire estate is cheaper per kilowatt-hour than dozens of individual home batteries.

Smart management software

Platforms like Ember now enable live individual billing, automated load management and real-time trustee oversight at a level impossible with analogue systems a few years ago.



“We have a responsibility to diversify our complex’s energy supply, we cannot be at the whim of a single provider” - trustee, Bryanston

One centralised system. Power for every home.

Solar panels installed on common property feed a central inverter and battery system. Power flows through the estate switchboard to every unit and common area automatically, with no change to how residents experience electricity.

01

Solar Generation

Solar panels are installed on common property rooftops or ground mounts generate power during daylight hours. Output is sized to cover 60–75% of total estate consumption.

02

Storage & Distribution

Hybrid inverters feed solar power directly into the estate switchboard during the day and store excess in commercial-grade lithium iron phosphate batteries for evening and night use.

03

Eskom as Backup

The grid remains available as a secondary input, ensuring continuous supply at all times. Residents never notice the source switching, the system manages it automatically.

04

Smart Management

Ember monitors the entire system in real time. It manages battery allocation fairly between residents, automates load management and constantly maximises utility bill savings.

One shared system delivers what individual installations cannot.

01**2–3 × lower cost**

Economies of scale on a single large system drive cost per kilowatt far below individual installations.

02**No deposit required**

Deposit-free PPA or rent-to-own financing over 5 or 10 years, designed specifically for body corporates.

03**Common property savings**

Reduces the body corporate electricity account alongside resident savings. Lighting, access control and security all run on cheaper power.

04**Safety and quality**

Professionally installed commercial equipment in dedicated enclosures. Dramatically lower fire risk than multiple home batteries.

05**Whole-house backup**

Every circuit in every home stays powered during outages. Not just essential circuits. Not just one room.

06**No roof space conflicts**

Shared infrastructure on common property. No disputes between owners over roof space, servitudes or aesthetics.

Structured for body corporates. No capital required.

Three financing structures, all designed specifically for sectional title schemes. In every case the body corporate puts up zero capital and carries no technical risk.

SHARE SOLAR SECTIONAL TITLE SOLUTION

Pay As You Use

PPA — RECOMMENDED FOR SECTIONAL TITLE

- Zero deposit, zero capital outlay
- Pay only for energy used, at a rate below Eskom
- Annual increases fixed and lower than Eskom
- SolaFi owns and maintains the system
- All technical and performance risk sits with SolaFi
- 10 year term with ownership options

RECHARGE | by Investec COMMERCIAL SOLAR RENTALS

Rent to Own

ASSET TRANSFER AT END OF TERM

- Fixed monthly rental over 5 or 10 years
- Predictable annual increases
- Full maintenance and insurance included
- System transfers to body corporate at term end
- No debt on body corporate balance sheet
- Body corporate owns the asset at completion

absa | Investec | FNB

Bank Loan

TRADITIONAL BANK ASSET FINANCE

- Body corporate finances the purchase outright
- Strongest long-term savings profile
- Asset owned from day one
- Potential tax incentives apply
- Financing arranged via your bank of choice
- Maintenance services available separately



Built by SolaFi · embergrid.io

Complete visibility. For trustees and residents alike.

Ember was built to solve a problem no existing software and hardware pairing could. Managing shared solar infrastructure fairly across multiple residents in a sectional title scheme requires specific capabilities that generic or narrow energy platforms simply don't have.

Live estate dashboard

Real-time solar generation, battery level, grid status and total load visible to trustees at all times.

Resident app

Every unit owner sees their own consumption, billing history and current battery allocation on their phone.

Outage notifications

Automatic alerts when the grid goes down, with live battery time remaining sent directly to owners.

Smart automations

Load shedding schedules, weather forecasts and time-of-use tariffs all feed into automatic battery optimisation.

UP TO

42%

Winter savings on geyser costs

Ember's smart geyser scheduling cuts costs dramatically in the coldest months, when hot water demand is highest and peak tariffs hurt most.

Three operational case studies.

Each running on a fully centralised SolaFi system with Ember smart management.
Installed, financed and operating today.

FOURWAYS, GAUTENG	
The Straight	
86 Units	
R15,000 monthly saving After tariff optimisation on demand charges	
214 kW	200 kWh
Solar	Battery
150 kW	75%
Inverter	Solar share
TRINA Solar	FOX ESS
Ember	IP65

BRYANSTON, GAUTENG	
Kilcullen	
122 Units	
3 years of stable power Same rate per kWh for residents	
245 kW	600 kWh
Solar	Battery
200 kW	65%
Inverter	Solar share
Canadian Solar	Freedom Won
ATESS	Ember

CENTURION, GAUTENG	
Heritage Hill	
36 Units	
Cashflow positive Savings from day one	
105 kW	124 kWh
Solar	Battery
90 kW	60%
Inverter	Solar share
Trina Solar	FOX ESS
Ember	IP65



From interested to installed.

01

Request a review

Contact Lafras Koegelenberg to schedule a free project assessment for your estate. We begin with a simple conversation about your scheme's specifics.

02

Site assessment

We visit the estate, assess common property and collect actual consumption data. No commitment required at this stage.

03

Receive proposal

A detailed proposal with system design, savings projections and financing options delivered within 5 business days of the site visit.

GET IN TOUCH

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**REQUEST PROJECT
REVIEW →**