

ORV INFRASTRUCTURE AND AESTHETICS COMMITTEE

Dear Owners

PROTECTING OUR UNIT AGAINST LIGHTNING STRIKES.

During recent times, ORV has suffered severe lightning strikes. Fortunately, the insurance the Homeowners Association has in place covered the high cost of replacing the equipment damaged by the strike. As a result of this, the Directors employed a company HHK, who are earthing and lightning protection specialists, to do a survey of the protection facilities in the Service Centre and Guard House and make recommendations.

HHK established that there were a number of shortcomings with respect to the lightning protection of the Guard House and the antenna on the roof of the Service Centre. HHK were then tasked with rectifying these shortcomings. This work has been completed.

During the most severe lightning storms last year, a number of units in the Village were struck by lightning. This included losses to computer equipment, TV's, decoders and electrical appliances as well as causing damage to the unit's structure. We decided that, while we had the expertise of HHK on site, we would enquire about additional lightning protection that could possibly benefit Owners. It was established that all units do comply with the minimum regulatory standards. However, this minimum standard will not provide adequate protection if there is a severe lightning strike in the proximity of a unit. We therefore asked HHK to provide a proposal for Owners to consider should they wish to improve the lightning protection of their individual units.

The options that we obtained from HHK are listed below. While there is no guarantee that installing one of these options will provide complete protection against damage caused by a strike, it will certainly offer a lot more protection than is currently provided. A direct or near direct lightning strike to your unit is virtually impossible to protect against.

It is in the interests of all Owners as well as the Homeowners Association that Owners give serious consideration to installing lightning protection in their units. This may have a beneficial impact on the insurance premiums paid for cover on personal possessions inside the unit as well as the insurance premiums paid by the Homeowners Association against lightning damage to the structural parts of the unit.

HHK provided three options that can be considered, along with the approximate cost of each:

1. The DSTV dishes mounted on units are identified as ‘exposed structures’ prone to direct lightning strikes. To guard against this, structural lightning protection can be installed on the unit and the dish bonded into the system. This will be similar to the protection that is now installed on the roof of the Service Centre and Guard House.

APPROXIMATE COST: R8 000.

2. Install Surge Protection devices on the unit’s distribution board.

APPROXIMATE COST: R3 000.

2. Bond the DSTV dish directly to the earthing bar in the unit’s distribution board.

APPROXIMATE COST: R1 750.

Item 3 can be done in place of item 1 should the Owner so wish. Item 3 protects the DSTV antenna against a lightning strike but will not afford protection should there be a direct or near direct strike on the unit.

Owners must choose which option to install in their unit. For Information, we have provided the contact details of HHK below:

HHK Lightning and Earthing Protection Systems
Telephone: 011 4766917
Email: info @hkh.co.za
Contact: Nicholas Sanders – Estimator.

There are of course other electrical contractors who are qualified to install lightning protection and Owners are at liberty to use such a contractor should they so wish. It is recommended that only a qualified installer be used as any damage to your personal possessions or the structure of the unit resulting from work done by an unqualified installer will be for the Owner’s account.

Regardless of the company used to do the installation, the decision to install lightning protection as well as all installation costs thereof are for the Owner’s account.

PLEASE NOTE:

The Homeowners Association will not be held liable for any and all damage and/or loss of personal possessions inside the unit after lightning protection is installed.

The purpose of this letter is merely to bring to the attention of Owners what can be done to protect your unit as well as your personal possessions. Owners must decide on whether to install lightning protection in their unit and also decide on the electrical contractor to be used. All installation costs will be for the Owner’s account and will need to be negotiated with the selected installer.

Please note that before any installation can take place, an application must be submitted to reception. This application must include the quotation from the selected installer detailing what you plan to do.

**I and A Committee
November 2017**