

- CHU/QBE refusing valid insurance claim on false statement that the damage to two phases of power supply to lift in Block A was caused by "building movement"! In fact, it was caused by unprofessional work by electricians who were secretly involved in unapproved work to provide additional power to the complex to accommodate needs of Optus for unapproved installation of mobile tower on top of Block C. The alleged two-phase loss in Block A occurred in broad daylight whilst electricians were on site. No earthquake or building movements were recorded on that day.

From: Josephine_Chan()
Sent: Friday, 10 December 2010 3:28 PM
To: Ron Sinclair
Subject: Re: Re: SP52948 - Claim: Power Cable Failure
Attachments: 1537_001.pdf

Hi Ron,

We refer to above matter and our subsequent discussions with CHU to re-consider the claim based on the new report from the Electrical Solutions. CHU has re-looked at the matter, and unfortunately, has denied the claim under Policy 1 Exclusion as per their email :

[QUOTE]

Hi Josephine,

 reviewing the report it appears the failure occurred due to movement within the slab.

We draw your attention to exclusions under Policy 1 Exclusion which states;

We will not pay for:

m) Normal settling, creeping, heaving, seepage, shrinkage, or expansion in buildings, foundations/footpaths, walls, bridges, roadways, kerbing, driveways, paths, garden borders and other structural improvements.

CHU do everything we can to provide quality service. If you have a query about the decision we have made in regard to your policy or claim or you would like to know more about the services available, including our dispute resolution service, please refer to your policy booklet.

Regards,

John Gorman | Claims Consultant
CHU Underwriting Agencies Pty Ltd

- Electrical Solutions “explanation” of the power failure problem, carefully protecting themselves from insurance risks:



Electrical Solutions Pty. Ltd.
Project Engineering Consultants

4/117 Moss Vale Rd
St. Ives NSW 2011
P.O. Box 407
Lidfield NSW 2010
Phone 9418 224 802
Fax 1 82 1 99832127

Incorporated in NSW
A.B.N 67 002 594 894

e-mail: electricalsolution@bigpond.com

Wednesday, 22 September 2010

RAINE & HORNE STRATA - SYDNEY
54 BEECROFT ROAD
EPPING NSW 2121

Attention Mr. John Fry

Re: Fontenoy Road
Macquarie Park

Dear John

Further to our brief conversation regarding the power loss to the lift in tower block A, I attended site with Peter Janzen to review the problem and do some further electrical testing.

This testing confirmed that the cable between the main switchboard and the lift motor room for A block lift, had shorted to earth on two phases.

We were only able to carry out a limited inspection of the cable route because it would appear that the full length of cable run is in conduit, set into the garage roof slab.

The cable route length is approximately 150 metres and the cable will have to be replaced.

There does not appear to be any way to pull the existing cable out of the conduit, so the new cable will have to be installed on cable tray, suspended from the underside of the garage roof slab.

Unfortunately this is a difficult task because of the beam structure of the garage roof slab, and the existing fire services and piping (such as Gas and storm water/sewage lines)

The cables have to be fire rated because it will be supplying a lift, which is classified as essential services.

I would estimate that the cost of this installation will be around \$48,000 to \$52,000.

We have made a preliminary power connection to the common services distribution board but this is only temporary and will have to be monitored for any signs of loading problems until the permanent connection is made.

For the sake of expediency, I have asked Terry Janzen and one other Contractor for a price, as the major players would have a few weeks lead time to even prepare a quotation.

- Electrical Solutions quoting "fix" for the problem:



Electrical Solutions Pty. Ltd.
Project Engineering Consultants

4/187 Moss Vale Rd
St Ives NSW 2078
P O Box 407
Lindfield NSW 2079
Phone 0418 251 612
Fax (02) 99881627

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21 November 2010

RAINE & HORNE STRATA - SYDNEY
54 BEECROFT ROAD
EPPING NSW 2121

Attention Mr. John Fry

Re: Fontenoy Road - Macquarie Park
Lift Cable Failure

Dear John

I have reviewed the comments contained in the CHU letter of claim rejection, dated 12th October 2010, as requested.

The failure of the cable supplying power to the lift motor room in residential block A was not a result of the reason as set down in CHU Policy Exclusion 1 (e) which primarily applies to the cables within the lift shafts and lift cars rather than the actual supply to the lift motor room control panel.

The cable failed is due to a short circuit between two phases of the three phase supply cables between the main switchboard and the lift motor room distribution board. This power supply was originally installed in electrical protective conduits set into the concrete construction slab. There are two separate conduits in the lift cable run. The two phase cables that have a short circuit between them are in the same conduit.

The overall conduit lengths are approximately 150 metres and do not appear to leave the concrete slab at any other location other than the start and finish of the run.

The cable size selection appears to be within the cable ratings as set down in AS3000 (as applicable at the time of installation). There are no indicative signs of excessive power or current surges in any part of the lift installation that would lead to a conclusion of;

- *Caused by overwinding, mechanical breakdown or derangement, electrical breakdown or derangement or failure caused by electric current.*



Tests indicate that the failure has occurred within the concrete slab and would appear to have been caused by movement within the concrete slab itself, probable at an expansion joint, which could have crushed the conduit, causing the short between cables. The exact location could not be determined in our preliminary investigations.

It is usual to find some other signs of overload or excessive overheating that would cause cable damage, but none is evident either in the supply switchboard or the lift distribution switchboard. There is no evidence of damage to any other part of the installation.

Yours faithfully,

R. H. Taylor

- Electrical Solutions secretly charging for change in design after proposal for Optus mobile tower installation was rejected by owners corporation:

ES Electrical Solutions Pty. Ltd.
Project Engineering Consultants

4-187 Murrumbidgee Rd
St. Leon, NSW 2073
P.O. Box 407
Lindfield NSW 2070
Phone 0418 251 812
Fax (02) 99003827

Incorporated in NSW
A.B.N 67 003 594 894

17 JAN 2011

e-mail electricalsolution@bigpond.com

TAX INVOICE

INVOICE No. 2011/01/12

Friday, 7 January 2011

RAINE & HORNE STRATA - SYDNEY
P. O. BOX 881
EPPING NSW 1710

S.P.	52948
Authorisation	1
Date	2/2/11
Seq #	100278
Amount	4290.00
Contract	
Acc Code	119

ATTENTION: Accounts Payable

Project: 1 – 15 Fontenoy Road, Macquarie Park **Ref:** Mr. John Fry

- FOR:** PROFESSIONAL SERVICES rendered.
Consulting services in accordance with directions received
- For the continuation of the project to upgrade the incoming power supply to the residential complex, this included
 - The submission of planned documentation to Energy Australia for comment and approval,
 - The redesign of planned works in the absence of Optus proposed base station installation due to the additional restrictions and costs associated with taking a supply greater than 800 amps, and resubmission of documentation for switchboard design,
 - Location of existing consumers mains into the complex and replanning the new underground cable route to minimise the constructional impact on the complex grounds,
 - Negotiations with Energy Australia for power outages (three in all) and all safety clearance documentation,
 - Supervision of cable installation works and inspections of new switchboard construction,
 - Supervision of switchboard installation and connections in conjunction with the Energy Australia power shutdown,
 - Final inspections in conjunction with and acceptance by Energy Australia.

Fee for Services		
Total hours to end December 2010 (project completion)	39 hours	\$ 3900 - 00
	GST	\$ 390 - 00
Total Amount Payable		\$ 4290 - 00

With Compliments,

R. H. TAYLOR


R. H. TAYLOR

DATE PRINTED: 17/01/2011 11:11 AM
PAGE: 1
FILE: 110112