Vero Equipment Breakdown

What's at Risk? (Apartment Buildings)

Apartments

Equipment Examples

- Air conditioning and heating
- Audio and visual equipment
- Building Automation / Management System
- Cooling Towers
- Electrical switchboards and cabling
- Elevators
- Emergency Generators
- Security Systems

What's at Risk?

Why You Need Equipment Breakdown Insurance

Equipment Breakdown Insurance – More Than Just Repairs

Equipment Breakdown insurance can protect you against the costs of unforeseen breakdowns, as well as income protection for today's equipment-intensive residential buildings. It covers you for:

- **Physical Damage**: the cost to repair or replace damaged equipment, including associated labour costs.
- **Expediting Expenses**: incurred to expedite temporary or permanent repairs or replacement plus temporary hire costs to keep owners and tenants happy.
- **Loss of Rental Income & Temporary Accommodation for Lot Owners**: in the event that a lot becomes uninhabitable due to an Equipment Failure.
- **Service interruption**: extends business interruption cover due to loss of electricity and other services caused by a breakdown of the equipment owned by a 3rd party.
- **Contribution towards Green Upgrades.** If a piece of equipment is upgraded following a breakdown, an additional contribution is provided towards the cost if such upgrade is for the benefit of the environment, safety, or energy efficiency.

Our claims and engineering specialists who work only on equipment breakdown losses can expedite repairs so you can return to business with minimal disruption to tenants or loss of income.

For Many Types of Equipment:

Electrical Distribution Systems

Power interruption can shut down a complex and cause major disruption for tenants. Electrical panels, circuit breakers and cables are all interconnected; a short circuit in one part of the system can affect the whole building.

This cause can be as simple as loose connections, dust, vermin, or network power fluctuations. A failure in your electrical distribution system can cost significant amounts and take weeks to repair.

Air Conditioning

Air conditioning systems have many parts that can break down and result in costly repairs. A chiller unit can be worth hundreds of thousands, and refrigerant costs can be many thousands even in smaller systems.

Electronic Building Management Systems

Today's "smart" residential buildings contain sophisticated electronic equipment that operate boilers, air conditioning, lights, elevators, fire detection, security systems, and modern phone networks etc. These electronics are vulnerable to severe damage from power surges. Circuitry is expensive to repair and replace, especially when incompatibility issues arise when a single component needs replacing.

Loss Examples

The following are actual losses.

A failure of the gas controllers rendered two water boilers inoperable.

Due to their age, new gas controllers weren't available and they had to be replaced.

Total Cost including modifications: $41,670

After a blackout, a power surge developed in the electrical infrastructure, damaging equipment, including an air fan, variable speed drive controller, and two 3 phase motors.

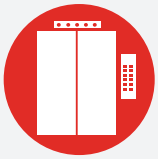
Total Cost: $31,089

An internal surge developed during routine testing caused by a generator to mains power switchover unit. Several pieces of electronic equipment were damaged.

Total Cost: $91,027

A 4 year old evaporative condenser failed and lost a large charge of refrigerant.

Total Cost: $95,992, of which refrigerant was $85,560



A hydraulically operated vehicle stacker in a residential building failed due to a cracked valve in one of the hydraulic rams. A lot of money was spent to diagnose the failure in a $181.50 valve.

Total Cost: $16,878