

# Loss Bulletin



## Vero Equipment Breakdown Insurance

### Failure of a copper pipe causes loss of refrigerant

#### Loss details

##### Nature of business

Commercial strata  
(office building)

##### Type of equipment

Main air-conditioning  
plant

##### Age of equipment

35 years

At the beginning of the summer, the building's maintenance team was alerted by an alarm signalling a refrigerant gas leak. When they visited the premises, they found the plant room completely full of refrigerant gas and unsafe to enter.

The copper pressure equalisation line on Compressor No. 2 had suffered a catastrophic failure. As a result, the system had lost its complete charge of R22 refrigerant gas.

The failed pipe was replaced, the system was recharged with refrigerant gas and returned to service. The cause of the fault remains a mystery.

#### Final loss

**Settlement amount \$164,000**



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