

Subject: SLOPES - Lodge flood alert risk for the attention of all Clubs

Date: Wednesday, 5 December 2018 at 5:10:20 pm Australian Eastern Daylight Time

From: SLOPES

Dear SLOPES Members and Associates

As reported at the SLOPES AGM on 19 November a lodge at Guthega was 90% flooded this October after the failure of a braided flexible lead in a toilet.

Mains pressure flowed through the lodge for several days before being noticed by the occupants of a neighbouring lodge.

The Club called in members and contractors for the urgent clean up of the disaster.

The lodge will be closed for the summer for restoration of the extensive damage.

The Club is also taking the following steps:

- > Replacing all of the flexible couplings in the lodge, making sure to buy quality ones
 - > Installing these devices: <https://floodstop.com.au/>.
 - > Taking advantage of having much of the wall and ceiling out to replace the plastic water mains with copper
 - > Installing a motorised valve on the water main that is closed when not energised, so that the water will be automatically shut off when the power is turned off when people vacate the lodge.
- Note that the fire service (with its sprinkler system) is separate and will not be shut off.

At the recent SLOPES AGM Ryan Petrov from NPWS commented on this recent experience where a braided flexible water hose broke in the lodge and flooded the lodge causing extensive damage. Ryan suggested that other lodges review their plumbing systems and consider providing an isolation cut-off valve that operates when the lodge is unoccupied but excludes any sprinkler system if provided.

Clearly this event raises important issues in the context of insurance.

The Club affected here is a participant in the Jardine Lloyd Thomson (JLT) insurance program organised for SLOPES Clubs.

SLOPES is meeting soon with JLT to discuss the situation with a view to identifying the lessons from this experience and steps to take to prevent future occurrences.

A further communication will issue to Members and Associates after that meeting with JLT.

One issue on the agenda will be whether there is merit in SLOPES and JLT co-ordinating a bulk purchase inspection and remediation program to assist Clubs that want to participate.

SLOPES will closely monitor this situation and distribute any additional technical advice and solutions that come to hand.

Regards

Frank Zipfinger
President
SLOPES

