

Veron Chen (LKKAUTO)

From: ALEXANDER NEO YING SHENG <alexanderneo@lonpac.com>
Sent: Wednesday, 16 February 2022 3:59 PM
To: Admin-D (LKKAUTO)
Subject: Second Opinion- NEW ASSIGNMENT REGARD TO PROPERTY DAMAGE TO WALL by lorry vehicle KCK 1378 ; Claim ref : 21/21/22/VC11/347132
Attachments: Annexe B.PDF; Annexe C.PDF *DOA 31/8/21*

Lonpac External - General

Dear Summer,

Would appreciate if you could help to get a second opinion on the reasonability of cost of repairs for third party property.

Attached please find the following:-

- 1) damaged photographs
- 2) Quotation repair cost

Thank you.

Regards,

Alexander Neo

LONPAC INSURANCE BHD

21st Floor, Bangunan Public Bank, 6, Jalan Sultan Sulaiman, 50000 Kuala Lumpur

Tel : 03-27237700 | Email : alexanderneo@lonpac.com

Please kindly ask the claimant of original purchase invoice of this property (when it was first erected) built

We are committed to acting professionally, fairly and with integrity. We do not condone bribery, fraud or corrupt practices.

Veron Chen (LKKAUTO)

From: ALEXANDER NEO YING SHENG <alexanderneo@lonpac.com>
Sent: Wednesday, 23 February 2022 5:49 PM
To: Veron Chen (LKKAUTO)
Cc: Admin-D (LKKAUTO)
Subject: RE: Second Opinion- NEW ASSIGNMENT REGARD TO PROPERTY DAMAGE TO WALL by lorry vehicle KCK 1378 ; Claim ref : 21/21/22/VC11/347132

Lonpac External - General

Dear Ms Veron,

You may contact Mr Kenny Tay @+65 9694 5590 (FortisCor Adjusters Pte Ltd)

Representative of the principal insured : **LEOCH BATTERY PTE LTD**

Thank you.

Regards,

Alexander Neo

LONPAC INSURANCE BHD

21st Floor, Bangunan Public Bank, 6, Jalan Sultan Sulaiman, 50000 Kuala Lumpur

Tel : 03-27237700 | Email : alexanderneo@lonpac.com

We are committed to acting professionally, fairly and with integrity. We do not condone bribery, fraud or corrupt practices.

From: Veron Chen (LKKAUTO) [mailto:veronchen@lkkauto.com]
Sent: Wednesday, 23 February, 2022 5:15 PM
To: ALEXANDER NEO YING SHENG <alexanderneo@lonpac.com>
Cc: Admin-D (LKKAUTO) <admin-d@lkkauto.com>
Subject: FW: Second Opinion- NEW ASSIGNMENT REGARD TO PROPERTY DAMAGE TO WALL by lorry vehicle KCK 1378 ; Claim ref : 21/21/22/VC11/347132

Dear Alexander,

Kindly provides claimant contacts number , we will liaise with them.

Best Regards,

Veron Chen | Case Handler

LKK Auto Consultants Pte Ltd

Phone: 6256-3561 | email :sur@lkkauto.com | fax: 6256-4315

Blk 51, Paya Ubi Industrial Park, Ubi Avenue 1, #02-25 | S(408933)

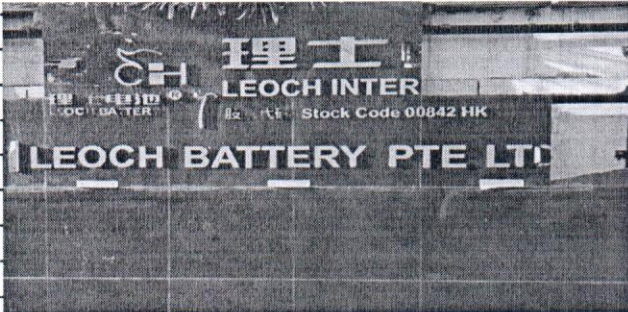
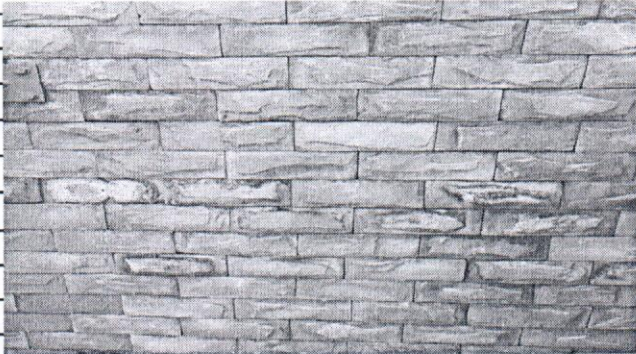


YOU DREAM
WE BUILD

Date: 16 November 2021
Client: Leoch Battery Pte Ltd
Job Site: 1 Tech Park Cres
Singapore 638131

Contact: Miss Phoebe
9188 1618

Invoice No.: SRP: 176b

No:	Description	Quantity	Unit Rate	Amount
1	Hacking of existing tilings			\$800.00
2	Supply and install tilings with given dimension Dimension: 2.3m x 3.61m			\$11,200.00
	Front Tiles Selection: Black Galaxy Granite Tiles			
				
	Back Tiles Selection: Mushroom Granite Tiles			
				

Name: Jonathan Liu
HP: 93204797
Email: skyerenovation@gmail.com




YOU DREAM
WE BUILD

Date: 16 November 2021
Client: Leoch Battery Pte Ltd
Job Site: 1 Tech Park Cres
Singapore 638131

Contact: Miss Phoebe
9188 1618

Invoice No.: SRP: 176b

No:	Description	Quantity	Unit Rate	Amount
3	Fabricate and install Company logo as per photo using acrylic die cut lettering and logo with spray paint (one colour)		\$5,520.00	\$5,520.00
				
i)	Collection of Downpayment: 50% on 27/10/2021			-\$8,760.00
ii)	Job Completed on 16/11/2021			
	Payment via Internet Banking			
	Account Holder Name: Jonathan Liu Jiahao			
	Account Number: 124-39198-9 (DBS)			
TOTAL:			SGD	\$8,760.00

17,000

Name: Jonathan Liu
HP: 93204797
Email: skyerenovation@gmail.com







Date: 25 November 2021

Our Ref: FCA2100153TWM

FINAL REPORT

PREPARED FOR

INSURERS Sampo Insurance Singapore Pte Ltd
CLAIM NO CPDD2100359/FOO
CLAIMS HANDLER Mr Chia Kok Foo

POLICY & LOSS DETAILS

POLICY NUMBER D20PDIIAR000280
POLICY TYPE **INDUSTRIAL ALL RISKS**
POLICY PERIOD From 1 December 2020 to 30 November 2021
NAME & ADDRESS OF INSURED Leoch Battery Pte Ltd and/or Subsidiary and/or Associated and/or Affiliated Companies (Including those Acquired or Incorporated during the Period of Insurance) and/or Related Corporations (for those Insurances the Insured are or Become Responsible) f.t.r.r.&i.
1 Tech Park Crescent, Singapore 638131
TRADE Trading of battery related products and services
GST STATUS Registered
SITUATION OF LOSS 1 Tech Park Crescent, Singapore 638131
TIME, DAY & DATE OF LOSS At about 0852 hours on Monday, 30 August 2021
TYPE OF LOSS Impact damage to the Insured's boundary wall and signage by a Third Party prime mover (bearing registration no. KCK1378) with truck trailer (bearing registration no. T/WC3139).
CLAIM S\$17,520.00
ADJUSTMENT **S\$17,270.00** allocated as follows:

Section	Item	Description	Sum Insured (S\$)	Adjustment (S\$)
1	1	On Building (With United Overseas Bank Limited as Mortgagee Interest)	6,400,000.00	17,520.00
				(250.00)
				17,270.00

Less: Deductible

16/3/22 Mr Lau said submit \$17K.

We refer to our previous Preliminary Report and First Update Report dated 15 November 2021. We now report finally as follows:

SUMMARY OF EVENTS

To briefly recapitulate, the Insured, Leoch Battery Pte Ltd et al., trade in battery related products and services. Their head office cum warehouse is situated at 1 Tech Park Crescent, Singapore 638131 ("the risk premises"). The risk premises comprises a 3-storey industrial building of class one construction.

It was reported that at about 0852 hours on Monday, 30 August 2021, a prime mover bearing registration no. KCK1378, with attached truck trailer bearing registration no. T/WC3139 ("the Third Party Vehicle"), had reversed into and impacted against a section of the boundary wall at the front entrance to the risk premises.

The Insured recorded the particulars of the driver of the Third Party Vehicle, one Mr Mohamad Irwan Bin Annuar ("Mr Irwan"). Our enquiries have since revealed that the Third Party Vehicle is owned and/or operated by Empire Global Transport Sdn Bhd ("Empire Global"), a logistics firm based in Malaysia.

We are satisfied that the loss was accidental insofar as the Insured are concerned.

POLICY LIABILITY

As mentioned in our Preliminary Report, we opine that policy liability is engaged in principle, subject to a deductible of S\$250.00 each and every claim in respect of Any other claim.

CLAIM AND ADJUSTMENT

The Insured submitted a claim amounting to S\$17,520.00 for the damage to the risk premises' boundary wall and an acrylic signage mounted thereon.

Having completed our investigation into the nature and extent of damage, we shall submit our comments on our proposed adjustment as follows:

Section 1 Item 1 - On Building (With United Overseas Bank Limited as Mortgagee Interest) (Sum Insured: S\$6,400,000.00)

During our attendance, we noted that the affected section of the boundary wall was badly damaged by the impact. The granite tiles on the front and rear of the boundary wall were cracked / misaligned and had dislodged. The acrylic signage had also been dislodged from its mounting and was cracked.

The Insured had, from the outset, submitted two competitive quotations for the reinstatement of the damaged items, which are presented as follows:

<u>Contractor</u>	<u>Amount (S\$)</u>	<u>Reference</u>
Skye Renovation	17,520.00	Annexe A
Stone Harvest Pte Ltd	25,450.00	Annexe B

We reviewed the submitted quotations and noted that the quoted scope of reinstatement works was generally consistent with our site findings and would fall within the policy description of the insured property and the policy endorsements, including the Outbuilding Clause, and none is excluded.

Having verified the scope of reinstatement works, we next proceeded to scrutinise the costing claimed. We are mindful that since the onset of the Covid-19 pandemic, construction costs have risen drastically due to an industry-wide lack of manpower / materials. Hence, we found that the costing submitted by Skye Renovation was reasonable and consistent with the prevailing market rates.

Notwithstanding the above, we have also invited an independent contractor, Big Red Pte Ltd ("Big Red"), to inspect the damaged items and submit a 3rd competitive quotation for comparison purposes. A copy of Big Red's quotation, amounting to S\$22,050.00, is enclosed as **Annexe C**.

Based on the foregoing, as the quotation submitted by Skye Renovation was the most economically priced, the Insured had engaged them to undertake the reinstatement of the damaged items. The reinstatement works were eventually completed, and a copy of the contractor's invoice is enclosed as **Annexe D**.

The policy is endorsed with the Reinstatement Value clause. As the reinstatement had been effected, deduction for depreciation would not be warranted.

Based on the foregoing, the Insured's claim for the damage to the risk premises' boundary wall and an acrylic signage mounted thereon at **S\$17,520.00** has our recommendation.

Salvage

We opine that the debris of the damaged items does not retain any realisable salvage value.

Adequacy of Sum Insured

The adjusted loss falls well within the limit of S\$100,000.00 provided under the Appraisal Clause, hence average is not a factor for consideration.

Deductible

A deductible of S\$250.00 is applicable each and every claim in respect of Any other claim.

Hence, Insurers' ultimate liability emerges at **S\$17,270.00** (being S\$17,520.00 less S\$250.00).

THIRD PARTY ASPECT

The Third Party Vehicle is a Malaysia-registered vehicle and is owned and/or operated by Empire Global, a logistics firm based in Malaysia.

Based on past claims we have handled involving subrogation against a Malaysia-registered vehicle and/or their Insurers, the recovery process will usually be tedious and drawn out.

Nevertheless, should Insurers concur with our adjustment proposal, we will be writing to the Empire Global to inform them of the finalised quantum.

OTHER INSURANCE


None advised by the Insured.

REMARKS

Subject to Insurers' final approval, we would recommend that the claim be disposed off at the adjusted amount of **S\$17,270.00**, by payment to the Insured.

We now await the benefit of Insurer's concluding instructions.

FORTISCOR ADJUSTERS PTE LTD



Kenny Tay B.ENG, ADV DIP SCI (GI&RM)
Executive Loss Adjuster
E kenny.tay@fortiscor.com
M +65 9694 5590

enc Annexes A to D