

From: [REDACTED]
To: Committee, SPLA (REPS);
Subject: RE: time to act on premiums
Date: Thursday, 12 January 2012 5:44:47 AM

RE : Soaring Premiums.

Sorry i cannot submit in PDF or Word as i don't have those programs.

I am a disabled single pensioner living in a gated community Strata Titled townhouse at [REDACTED] of which i purchased one of 21 approx two years ago. Since Cyclone Yasi our premiums have begun to soar making it extremely difficult to live on a pension of \$19448 per year to pay the Body Corporate Fees not to mention rates and other bills giving one anxiety attacks as to a feeling that one may be living on the street shortly with no real avenue to turn to.

When i first moved in we were insured with [REDACTED] and the premiums hen (2009-2010) were \$9388.73 which roughly equated to \$447-\$500 per quarter per townhouse.

The following year with [REDACTED] (2010-2011) the premiums were raised to \$15229.88 which roughly equated to \$725.23 per quarter per townhouse and this was still before the cyclone already making life hard.

(2011-2012) shortly after Cyclone Yasi we received notice for [REDACTED] that [REDACTED] had now increased the premiums to \$51972.36, an increase of \$36742.48 in one year making living here unsustainable as a disability pensioner let alone a single working parent or so forth making one feel penalized just for living here.

[REDACTED]
(2009-2010) : \$ 9388.73. with [REDACTED] fees was approx \$447-\$500 per quarter per townhouse.

(2010-2011) : \$15229.88. with [REDACTED] fees was approx \$725.23 per quarter per townhouse.

(2011-2012) : \$51972.36. with [REDACTED] fees would be approx \$800-\$900 per quarter per townhouse. Unsustainable considering this is a gated community with 21 townhouses and with the present economic climate it would be very difficult to sell and if one did it would be at a huge loss and very difficult for myself and others to find other reasonably priced accommodation within this region to purchase.

Since this fiasco began with the Insurers many are way overpriced and many declined even to quote on us and this needs to be brought under control and some form of legislation.

At the moment after much anguish and communication through [REDACTED] we managed to insure with [REDACTED] and our present premium stands at \$18327.65 for the dated period of 28/04/2011 to 28/04/2012. I

believe this is still quite a high premium as each townhouse pays approx \$700+ per quarter considering the type of housing this is. Another worry is what will this increase to in the next financial year.

Now, as i stated earlier, being a disabled pensioner i am unable to attend these meetings due to my disability but hopefully this will have some bearing on what is happening. As it stands there are only 5 owners here who currently occupy their dwellings and all the rest are rented and i believe none of these can attend due to work commitments. Hopefully someone from [REDACTED] will attend but that is debatable.

Yours sincerely,

Frank Woerle

[REDACTED]