

Les Thomas
[REDACTED]

3rd January 2012

House of Representatives
Standing Committee on Social Policy & Legal Affairs
Inquiry into Residential Strata Title Insurance
PO Box 6021
PARLIAMENT HOUSE
CANBERRA ACT 2600

Dear Sirs,

Please accept my submission on the matter of Strata Title Insurance.

As a resident owner and Committee Treasurer I wish to note my concerns.

I have provided and attached copies of our Insurance invoices for the years 30/4/2010 to 30/4/2011 also for the current year 30/4/2011 to 30/4/2012.

You will note an increase from \$22,291.04 to \$89,304.54 - this being a renewal notice from [REDACTED], due for payment 30/4/2011. The only other provider we could obtain was [REDACTED] for \$60,018.28. This was accepted and paid by our Body Corporate.

1. I do understand that yearly costs normally increase but not to this extent. Our claims for the past four years have been less than \$5000.00 in total.
2. Our complex of 44 units, with 8 being town houses and 36 being villa-type (no lift wells etc) valued at [REDACTED] swimming pool, tennis court and two electronic security gates.
3. At the time of payment I understand there were two providers only and currently now one.
4. As Treasurer, I know that we have owners having difficulty in paying the increase in Body Corporate fees.

5. Developers are not building Strata Title units north of Rockhampton, Real Estate Agents are not able to find buyers wishing to invest or live in strata title complexes and also increased rental charges are having a negative effect.
6. My research shows that these large insurance increases are predominantly from Rockhampton north to the top of Cape York, also the northern regions of West Australia. I have also been advised that the Northern Territory were shielded from these increases due to the fact of being a Territory not a State.
7. I consider Strata Title unit owners must have access to more providers and a flexible choice of insurance products.

Thank you for giving me this opportunity to provide this submission.

Yours faithfully

L.R. Thomas (Les)