

To Whom It May Concern:

Dear Sir/Madam,

I am an owner and body corporate committee member of 3 Port Douglas, Queensland, holiday units [REDACTED] and would like to submit an objection to the recent outrageous increase in insurance costs as well as the inability to cover properties for flood insurance.

We have recently seen an approximately threefold increase in insurance premiums with an approximate twofold increase in body corporate fees – while the extent of coverage has had a major component (flood insurance) removed. The increases have threatened the viability of Queensland properties as investments and will lead to forced sales and financial hardship for many owners. The inability to cover properties for flood damage will also lead to financial disaster to many owners when floods inevitably occur. It is also noted that it is extremely difficult to obtain any insurance on such properties.

It is my request that the Government look at the insurance situation in Queensland in order to enable a viable, practical and affordable insurance facility to be made available. I would suggest that unless the insurance of such properties is made affordable and realistic, there will be a catastrophic decline in investment and financial ruin for many owners. My query is – can the government set up it's own insurance or enforce a practical solution upon existing insurers?

Yours Faithfully

**GRAHAM YOUNG**

DipAppChem. MRACI, MAIFST  
Approved Analyst (Food Act)

[REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]