

**From:** [REDACTED]  
**To:** Committee, SPLA (REPS);  
**Subject:** Insurance Levies [REDACTED]  
**Date:** Sunday, 15 January 2012 6:16:43 PM

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I wish to register my concerns with regards to the spiralling insurance costs impacting upon strata titled buildings in Far North Queensland.

I am the resident unit manager of a 24 unit block, [REDACTED]. Last year we had a special levy of \$825.00 per unit to cover increased insurance premiums. This year our insurance levy increased from \$104.00 per quarter to \$643.00 per quarter.

This is a very substantial increase given we have had no storm or flood claims during this period. I believe insurance companies should be obliged to justify this substantial increase, given that as previously stated we have not had any claims and council valuations have decreased. It is also concerning that despite this substantial premium increase we are still not covered for storm surge and are subject to a huge excess in the event of any claim made due to a named cyclone.

I will be attending the upcoming insurance forum in Cairns and look forward to receiving some answers about why strata titled buildings in FNQ have been so severely penalised. We also do not have the ability to self insure.

Regards  
Ray Gilbert  
Resident Unit Manager  
[REDACTED]