

**From:** [REDACTED]  
**To:** Committee, SPLA (REPS);  
**Subject:** Fw: Insurance inquiry  
**Date:** Saturday, 14 January 2012 9:10:31 AM

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▼ Joe Sim

----- Original Message -----

**From:** Joe Sim  
**Sent:** 01/13/2012 10:06 AM ZE10  
**To:** spia.reps@aph.gov.au  
**Subject:** Insurance inquiry

As treasurer of the Body Corporate of [REDACTED] Mackay, I wish to express our disgust with insurers of highrise buildings (only one available for our postcode [REDACTED] being [REDACTED]) for their blatant profiteering by charging huge increases in insurance premiums.

Our apartment complex is a near new complex of 28 apartments in [REDACTED] Mackay, which is predominately owner occupiers with the vast majority being retirees. Our complex has never made an insurance claim but have seen insurance premiums rise from \$16,000 in 2010 to \$43,000 in 2011 and now to \$96,000 for 2012. We find we can only insure with one insurer [REDACTED] as other insurers have withdrawn from insuring buildings of our value in our postcode. These insurance premiums are passed on to all unitowners who are finding it difficult to pay as most are retirees on tight retirement incomes (with interest rates decreasing, as is the sharemarket, their retirement incomes are reducing, yet insurance premiums are escalating enormously which makes it difficult to all). In fact body corporate fee arrears are so great now that the body corporate finds it hard to pay its bills.

Something has to be done otherwise living in units will become unaffordable to most and unitholders will have to sell and find other accommodation so they can survive financially.

The government needs to address this urgently and maybe set up a sinking fund of some sort where all unit body corporates in Northern Australia contribute to at reasonable rates so insure against all insurable events. The Federal Government is happy to bail out the Australian car industry so it should help overcome this insurance problem as it effects so many of its taxpayers

Regards,

**Joe Sim**