

Submission to Parliamentary Inquiry

To:	Parliamentary Inquiry on Strata Titled Insurance
From:	Sandy Murphy
Location of Property:	
Number of Units:	26 one bedroom and two 2 bedroom.28 in total.
Comments:	<p>I am an owner of the above unit Complex in Cairns.</p> <p>I invested in this property ten years ago to supplement my retirement fund of which I knew my superannuation would be insufficient to support me, due to the fact my late husband became terminally ill and needed constant care from me for over seven years.I still have a mortgage outstanding on the unit.</p> <p>The past four years have seen dramatic rises in expenditure in administration costs and maintainance.The economy in Cairns has sunk to an all time low, there is 13% unemployment and tenants have become scarce. Rents have dropped.</p> <p>Due to the massive insurance increases companies are forcing upon owners, I for one will be forced to sell or accrue debt to keep this property. House and land sales are flat, the value of the said unit has lost approximately \$45,000. The prospect of selling this unit with the huge increases in insurance costs and rising Body Corporate levies is minimal to none.Council rates have also risen substantially.</p> <p>I also find it very disturbing that so many insurance companies refuse to insure these North Queensland unit properties.</p> <p>Should the Government not intervene regarding these insurance companies and their massive increases, my situation will be very serious.</p> <p>All details of these units, re;history of administration, valuation and other information, can be obtained at</p> <p>Should these increases be allowed by the insurers, there will be the reality of my reliance of Government support in the near future, which I was hoping to avoid.</p> <p>Cyclone Yasi had little damage impact at Cairns.Unlike nearby areas.</p> <p>I appeal to authority to intervene as soon as possible, these increases are unwarranted and unjust and very unaffordable.</p> <p>I know of many retirees living in their units are facing the same dilemma. Their home is becoming financially untenable and who will be accountable?</p>

