

[REDACTED]  
[REDACTED]  
Owners of : [REDACTED]

Committee Secretary  
House of Representatives Standing Committee on  
Social Policy and Legal Affairs  
PO Box 6021  
Parliament House  
CANBERRA ACT 2600  
AUSTRALIA.

**Inquiry into Residential Strata Title Insurance**

Thank you for the opportunity to provide a submission to this enquiry. You should have received a submission from BCA Community Australia who look after our interest in [REDACTED] [REDACTED], Smithfield, Qld 4878 – [REDACTED]

The Notice of Contribution Levied for [REDACTED] that we received for the December 2011 quarter had a \$58.94 charge for insurance and we were surprised to receive the notice for the following quarter with an insurance charge of \$222.89 – an increase of almost **200%** - in **one quarter**.

We feel that the dramatic increases in the cost of premiums for residential strata insurance over the past three years is very unfair. We understand that the insurance companies feel that they have to recover their losses due to successive cyclones but there have been plenty of years without cyclones and our particular development has not been affected by these major weather patterns and have not had to make a claim on the insurance so we do not see why we have to be so unjustly penalised, especially as we have been advised that there will be further significant increases in premium costs for the 2012 year.

We feel we are being held to ransom as currently [REDACTED] holds 100% of [REDACTED] portfolio, being the only insurance provider for this type of development giving us no opportunity to take our business elsewhere.

Yours faithfully,

Thomas William Appleby

Janice Appleby