

Craig Smith

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Dawson MP George Christensen
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Attention George Christensen

Ref: huge hikes in residential strata title insurance (Insurance Inquiry)

I am currently a first home buyer and bought my first Townhouse in May of 2009. There are six, two Bedroom townhouses and two, three bedroom townhouse to this allotment, it is situated in the suburbs of Hermit Park and is of masonry block, concrete and steel construction. To this very date we have never had flood or cyclone damage, and never made a claim to the insurance company.

Since owning one of these allotments at [REDACTED] I have seen our body corporate fee's rise by 100% every year due to Insurance. In 2010, insurance increased, from \$4,000 to \$8,000 per annum and in 2011 after Cyclone Yasi. The First Quote came back as \$25,000 per annum, after approaching insurance brokers we manage to decrease this amount to \$16,000 per annum, a saving, but still very expensive.

When inquiring about why the insurance is so high, the cost is dismissed as the standard response, there is very limited number of insurance company's insuring up north, and no further action is taken.

When I bought my first home I was very proud to own my first house, but with high body corporate fees, I almost dread opening the monthly levy fees. My biggest fear's is that I don't know how much longer it will increase and with excessively high Townsville City Council Rates and body corporate rates brought on by high insurance costs, it will depreciate the value of this property when selling.

Yours Sincerely

Craig Smith

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