

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

Dear Committee.

INQUIRY INTO RESIDENTIAL STRATA TITLE INSURANCE

Here is my submission regarding this inquiry.

1. The sum-insured for the property should allow for less than total write-off. At present the cost of annual re-insurance includes total demolition, removal and disposal of all debris from site and architects fees for the new building. These items should not be included in the premium for sound buildings built to latest standards.

2. Each body-corp sinking fund should accept some risk. This risk acceptance could be like an excess on the policy - say the first \$10,000 of any claim be met as a body-corp expense.

Tours faithfully

Murray Langdale