

**From:** [REDACTED]  
**To:** Committee, SPLA (REPS);  
**Subject:** Body Corporate Insurance  
**Date:** Sunday, 15 January 2012 12:42:56 PM

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To Whom it May Concern

From: Franz Thelan and Suzanne Thelan  
[REDACTED]  
[REDACTED]

We are resident owners of a unit at [REDACTED] (a suburb of Cairns). We are both seniors on age pension and chose to move into a secure complex for our retirement. We had calculated body corporate levies into our budget and had allowed for annual increases in comparison to CPI but these levies are increasing far quicker than we anticipated.

When we first purchased, and moved into our unit in March 2007 our first quarterly levy was \$863.27. This year our first quarterly levy is \$1,627.03.

[REDACTED] Budget for Insurance for [REDACTED] for the period 01/10/2007 to 30/09/2008 was \$18,000.00. Current budget for insurance for the period 01/10/2011 to 30/09/2012 is \$90,000.00.

We would like to know why we are being penalised by Insurers for living in unit accommodation. To our knowledge no insurance claim has been made for damage caused by a cyclone. After cyclones Larry and Yasi there were a few trees down or damaged but staff and residents soon cleaned these up. We feel insurers should be obliged to provide Body Corporates with full details on why they have increased premiums to this level, and to provide details of how many claims were made by the many unit complexes in the Cairns district. Cairns Base Hospital is built on the esplanade; there are high rise complexes in the Cairns area that were built in the late 1970's and many newer ones built in recent years, none of which has suffered major damage during the cyclone season, yet we are all being penalised for living in the Cairns area.

We now have carbon tax issues which are rapidly increasing our electricity costs. We do not use our air conditioning, all appliances are turned off when not in use, our electricity supplier congratulates us on using less power, but our bill is still going up. We do not have a choice with regard to electricity supply, there is only one company in the Cairns area.

We also pay rates on our unit, and these too are continually increasing.

Plus we have the cost of contents insurance, which is increasing rapidly because of the area in

which we live. We have to shop around each year now for insurance, as loyalty no longer counts.

Franz Thelan and Suzanne Thelan