

16 January 2012

Dear Committee,

My name is Mark Enders and I am an owner/occupier of [REDACTED], a building often referred to as [REDACTED]. I am the chairperson of the body corporate committee for this building also.

I wish to raise a number of key points with your inquiry as well as offer what I believe to be useful suggestions for action. At our most recent AGM in November we were advised that our insurance would be approximately doubling and that we had no option but to pay it. While this was a financial burden, it was one I am capable of bearing. I am aware of many others who are being forced to sell their properties because it is a burden they cannot bear.

The circumstances that surround our building and our insurance hike include:

- Our previous insurer withdrawing from the market, and being left with only one or two options as an alternate insurer
- Our building sustaining only minor damage (a small section of roof and guttering needed to be repaired or replaced) in Cyclone Yasi
- A limited claims history and to my knowledge few substantial claims in the immediate geographic area

I believe a number of legislated changes would make a significant impact. These would include:

- Greater transparency required to be provided by insurers in decisions to raise premiums
- A requirement that a number of larger insurers provide national coverage (similar to the 4 pillars banking arrangement), and that small insurers are able to also compete within areas of that market
- An appeal process be available through an independent regulator to insurance seekers who believe premiums to be set at unfair/uncompetitive levels

I look forward to seeing the outcomes of your inquiry

Thank you,

Mark Enders