

SUBMISSION NO. 3

To: [REDACTED] Committee, SPLA (REPS);
Subject: Submission. Property Owners in Port Douglas Queensland - parliamentary inquiry into the HIGH COST of strata insurance.
Date: Thursday, 1 December 2011 3:57:49 PM
[REDACTED]

From > Tina Gonsalves
[REDACTED]

I have two strata titled properties - one is managed by Body Corporate Services, and the other by TCM Strata.

For one property, part of 11 units - the initial quote from BCS services was around [REDACTED] by [REDACTED] (it was previously around [REDACTED]). We were told by BCS of this increase about 3 weeks before the insurance premium was due which left little time to search for other insurance options.. Due to the large amount, they said it could be paid monthly via 10 per cent extra charge - around [REDACTED] per year. The actual insurance was worth around [REDACTED], but the government has a percentage of stampduty attached/GST - so you could see the government were making a lot of money from the increase as well, as their duties are collected via percentages. After many phonecalls made by the committee, we found the company [REDACTED], could deliver insurance for [REDACTED], and charge [REDACTED] a month for paying monthly - . This increase is still nearly 100 per cent on what is was the year before.

The letter from BCS (note the tone of the email - there is not any inclination/surprise on the high quote - just a sense that we will accept it). Sent the 6th May 2011.

Dear Committee

Please find the attached insurance renewal proposal for your consideration and acceptance via return email.

Please feel free to contact the office should you have any queries.

Kind Regards

Daniel [REDACTED]
Portfolio Manager