

Donna Williams  
[REDACTED]

16 January 2012

House of Representatives Standing Committee on Social Policy & Legal Affairs  
Inquiry into residential strata title insurance  
PO Box 6021  
Parliament House  
CANBERRA ACT 2600

**Re: Submissions for the Strata Title Insurance Inquiry**

I would like to draw your attention to the outrageous increase in body corporate building insurances here in Far North Queensland.

I am a resident/unit owner and a committee member of the [REDACTED] complex, [REDACTED] Mooroolbool. This is a complex of 72 units which consists of 6 x 3 storey buildings of 12 units in each building. The buildings are extremely well built and are not in a flood prone area, hence the name - [REDACTED]

We have not yet had our budget meeting for 2012 as this has been planned for the end of January, 2012, but I would say that our individual costs per lot entitlement will increase significantly. This in turn, for some unit owners, could prove to be a financial burden they can no longer bear.

Last year in **2011** our building insurance was approx **\$57,000** and for the coming year **2012** our building insurance will be approx **\$123,748**.

I do realize that Far North Queensland towns are in a cyclone prone area, but in my view the last significant cyclone to cross the coast at Cairns was 1956. Brisbane on the other hand, have severe storms each summer, yet body corporate insurance in Brisbane for a similar sized complex (77 units) such as - [REDACTED] - insurance has gone from approx \$15,000 in 2011 to just over \$22,000 for 2012.

I feel that there is a failure by insurance companies to offer appropriate and affordable cover to unit owners in North Queensland, and I would urge you to review the matter further with the view to undertaking Government intervention to make insurance affordable for all Queenslanders.

Yours faithfully

~ DONNA WILLIAMS  
[REDACTED]