



Inquiry into residential strata title insurance

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

Please note: It is request that personal contact details in this submission be kept confidential

This submission to the inquiry into residential strata title insurance has been made as a joint owner of an apartment in a Community Title Scheme at [REDACTED] to provide an example of the premium increases that insurance firms have made over the past twelve months.

The property was built in 2006 using concrete construction and colourbond roofing and the entire complex comprises eight units without any lifts, pools or other recreational facilities.

The Residential Strata Policy insurance premiums for the combined Community Title Scheme have been:

Previous period (Sep 10 to Sep 11):	\$7,039.96 for all units; and
Current period (Sep 11 to Sep 12):	\$17,192.70 for all units.

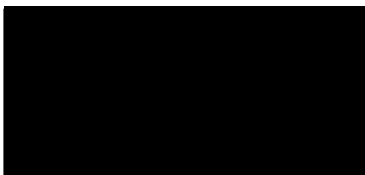
The strata insurance for both periods did not cover flood damage.

This represents a **244% increase** in premium over a twelve month period.

The reason cited for the increase by the Body Corporate Manager was that “most insurance companies declined to quote, leading to a lack of competition. This is happening at all of the unit complexes up here”.

I hope these details are of assistance to the Standing Committee. If any additional informational is required, please contact me on the details listed below.

Regards,



16 January 2012

