

**From:**  
**To:** Committee, SPLA (REPS):  
**Subject:** Strata title insurance inquiry  
**Date:** Friday, 13 January 2012 5:14:43 PM

---

To whom it may concern

My wife and I have enjoyed coming to the Whitsundays for nearly 20 years and as a result decided to purchase an apartment in the development at Airlie beach about 18 months ago

At the time the quarterly body corporate fees were about \$1100 or circa \$4400 pa. To our horror the quarterly body corporate fees are now circa \$4200 or \$17000pa. This increase we are lead to believe is due to a 500% increase in the insurance premium, even though no claim has been made by the body corporate

This has caused my wife and I hardship (as I assume it would be causing a lot of other owners) and we would not have purchased the apartment had we been able to foresee this increase.

To make matters worse, with the current level of body corporate fees, units in Far North Queensland including ours are basically unsalable.

Given the difficult times being experienced in the region im sure that these increased costs will result in severe financial hardships, mortgage defaults which in turn will add further down would pressure on property prices which had already fallen circa 30% from the peak in 2007.

The Whitsundays is a beautiful place and it is a real shame that it is experiencing such difficult times

Hopefully the insurance issue can be resolved and if so, it may be the seed that starts to turn things around in the region

Yours faithfully

Nick Chapman

**Nick Chapman**