


*Promoting and Protecting
the Rights of
Unit Owners in Queensland*



Claire Taylor


TO: Queensland Floods Commission of Inquiry
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Body Corporate Committees at the mercy of Insurance Companies

By law, all complexes - be it a block of units or a group of townhouses must be insured by their body corporate, ideally you should get three quotes - IMPOSSIBLE. We live in a complex of fifty villas and after exhaustive enquiries we could ONLY get one quote which included a demand of \$5000.00 EXCESS for storm damage for each owner's roof.

SUNCORP in April 2010, sent a letter to ALL Strata Managers "they were no longer interested in servicing the area " ie. Strata Insurance.

As the Brisbane City Council and State Government are pushing ahead with HIGH DENSITY LIVING in so many areas - something must be DONE to make body corporate insurance accessible for the AVERAGE unit owner.

Flood Insurance

Brisbane residents have been lulled into a false sense of security since the building of Wivenhoe Dam. Built for flood mitigation - its value has been completely eroded as politicians - public servants ignore the warnings " by experts " of an extreme wet season this summer.

Close to our complex there are four other complexes (three nowhere near the river), four of the five were flooded - NONE HAD FLOOD INSURANCE

Insurance companies DO NOT spell out the differences in these policies - water damage - storm water - flood.

Regards

Claire Taylor