

From: Insurance
Sent: Monday, 19 March 2018 12:07 PM
To: Insurance
Subject: FW: Insurance - why wouldn't it be [SEC=UNCLASSIFIED]

Importance: High

From: Margaret Shaw [REDACTED]
Sent: Thursday, 14 December 2017 10:04 AM
To: rwhelan@insurancecouncil.com.au; george.christensen.mp@aph.gov.au; Whitsunday@parliament.qld.gov.au; Insurance <insurance@accg.gov.au>; Higgins@aph.gov.au; Warren Entsch <Warren.Entsch.mp@aph.gov.au>; kelly.o'dwyer.mp@aph.gov.au
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Hi All,

Well TC Debbie is beginning to take an effect.

Increases in insurance for complexes in Airlie Beach after TC Debbie, quoted this week (actual figures which can be proved) with 14+ refusals to insure from various insurance companies include:

	Premium	Charges	Total ex gst	<u>Increase</u>
Total Amount payable	253,334.82	24,738.02	278,072.84	496.72%
	463,782.56	44,838.72	508,621.28	359.50%
	371,304.74	36,280.90	407,585.64	289.35%
	136,329.34	11,967.12	148,296.46	197.71%

Only 1 company willing to quote on the above complexes, actually I suspect they weren't really willing.

I understand 1 complex is currently uninsurable according to the Body Corporate Management company – market failure? I also understand on Hamilton Island its worse.

1 complex has a premium close to the equivalent of its entire TC Debbie claim, which was <\$200,000.

My complex is looking to take a named cyclone excess of **\$200,000+** as we stood up to Debbie well (ask Dr David Henderson of the JCU CTC) but have still been quoted **\$123,358.55** even with that excess! Just proving risk is assumed and not assessed. We requested a quote without cyclone, storm and water damage but have been informed: the company has “also confirmed that they are not prepared to provide cover on an alternative basis where cyclone, storm and water damage losses are excluded.” So Rob, raising excesses and even trying to go without some cover does not work and we're at an average of over \$5,000 a unit with an excess of \$8,000+ per unit, which is also more than our Debbie claim.

These increases in premiums mean complexes on the mainland will be paying from \$5,000 – \$10,000 per unit. Not happy Jan, and not affordable for many.

I predict montage in possession sales (again), a reduction in unit prices (again), market failure (again), worse than 2011-2012.

We need action and we need help.

Margaret Shaw

Treasurer [REDACTED] Apartments, [REDACTED] Airlie Beach 4802

NAIP Advisory Panel Consumer Representative 2015

Winner Queensland Regional Service Award 2015

Winner Queensland Regional Achievement and Community Awards People's Choice 2015

Whitsundays Citizen of the year 2016 (Proserpine, Cannonvale, Airlie Beach)

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