

# Insurance in the Northwest

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I own several properties in the Northwest and the issue is that current WA laws require strata titled properties to be well OVERINSURED.

The Insurance companies know the amount of coverage greatly is over the amount that will be paid.

Some strata projects have dropped cyclone and flood coverage and receive reasonable insurance costs, however the majority of strata managers get kickbacks to over insure properties. One strata property I own is worth \$40,000 yet is insured over 1 million dollars construction value. The cost of the insurance exceeds 150% of the gross rents in the area.

The ACCC needs to stop over regulating and allow people to insure in a free market. Each Strata owner should be allowed to insure individually based on risk.

There is no reason to pay the value of a building in insurance every 5 years when the building codes are largely in place and buildings undamaged after cyclones.

None of these cyclone policies cover flood damage, the cyclone is largely flood and wind risk.

Besides cyclones the other risk in the Northwest with property insurance is the common damage by transient aboriginals. I have lost \$15,000 each year in property damages from squatters and transients. They will break all windows of any vacant home and watch rental listings for places to sleep. The police make endless excuses and will refuse to intervene.

The insurance companies are not to blame, the insurance costs are very high due to corruption and crime. Even a simple thing like trimming a tree in the northwest costs \$10,000 or more due to the lack of competition. There are no carpet cleaners, few tradies who compete on price and high costs of repairs.

Self insurance and the Pilbara way of trading services for beer is much more practical then a Sydney insurance company flying in a Perth tradie to fix a claim.

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Homeowner