

16 July 2011

Natural Disaster Insurance Review  
NDIR@treasury.gov.au  
The Treasury  
Langton Crescent  
Parkes, ACT, 2600

**Dear Sir/ Madam**

**Flood Insurance: Group Title Complexes**

*I have been managing our sons' townhouse (in Corinda, Brisbane) while they are interstate / overseas.*

*It has become evident that no insurance companies, I am aware of, offer flood insurance (for riverine flooding ) for buildings in Group Title complexes. (This includes Suncorp which has an effective insurance policy for individual homes)*

*Insurance for Group Title complexes: Group Title insurance for building damage is undertaken by the Body Corporate. Contents insurance is undertaken by individual property owners*

*Group Titles (units, townhouses, etc) are a necessary part of modern housing in cities; it seems wrong and counter- productive to urban development, that no building insurance cover is unavailable for riverine flooding for these types of properties.*

*Suncorp Insurance is to be commended for its' comprehensive flood coverage insurance approach for housing and contents , however even it does not offer building insurance for Group titles/ Strata titles, etc. No other Insurance companies I am aware of offer Group Title insurance that covers riverine flooding.*

*It would be valuable for the Review to address this significant issue. There must be ways to provide for comprehensive insurance for flooding for owners of Strata titles. That such a large (and increasingly significant sector of the housing market) is denied access to full flood insurance is wrong.*

*Yours Faithfully*

*Lee Smith*