

**From:** Steve Mitchell [mailto:stevelynmitchell@gmail.com]  
**Sent:** Monday, 6 February 2012 1:12 PM  
**To:** Flood Insurance  
**Subject:** flood insurance

General Manager  
Financial Systems Manager

Dear Sir

I wish to make a few points with regard to the current flood insurance inquiry. I have spoken to a number of people who have their home insurance with RACV and are quite distressed with RACV's policy to make flood insurance compulsory with their policies.

The rise in costs have been in many cases quite astronomical causing them to seek coverage elsewhere. Other insurance companies have also quoted very large sums to cover for flood insurance. None of the people I have spoken to have ever had a problem with their houses flooding.

There will be a large number of people such as low income earners and pensioners who will find these increased costs prohibitive and many will possibly not insure their homes. **People should be given the option whether or not to include flood insurance in their policies.**

As stated previously insurance companies have determined homes are a flood risk when in the past they have never come close to being inundated. It would seem to me that these companies are assuming blanket risk in certain postcodes without proper evaluation of individual houses as to where they are and how high they are above flood level. **There needs to be a proper evaluation of the flood risk of individual homes and a scaled premium introduced depending on the likelihood and severity of future inundation**

Personally I have lived in Shepparton in my current property for in excess of 30 years. We built above flood level in accordance with local council regulations and whilst a number of floods have struck this area over this time our house has never been in danger of inundation. I assume when my policy is due for renewal I will also be hit with a substantial increase as have neighbours.

Yours Sincerely  
Steve Mitchell