

**From:** [NSW Government](#)  
**To:** [Flood Inquiry](#)  
**Subject:** Floods Inquiry  
**Date:** Thursday, 23 June 2022 2:38:59 PM

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## Your details

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<b>Title</b>	Ms
<b>First name</b>	Elizabeth
<b>Last name</b>	Johnstone

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**Email**

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<b>Postcode</b>	2472
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## Submission details

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<b>I am making this submission as</b>	A business owner
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<b>Submission type</b>	I am making a personal submission
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<b>Organisation making the submission (if applicable)</b>	Self managed superannuation fund
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<b>Your position in the organisation (if applicable)</b>	Trustee and member
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<b>Consent to make submission public</b>	I give my consent for this submission to be made public
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## Share your experience or tell your story

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## Your story

I am a commercial building owner in Woodburn NSW . The property comprises a small arcade of shops and is owned by my SMSF, purchased in early 2021. It comprises a major asset in the fund which relies on rental from the five shops for income.

The buildig was insured , including I believed for flood cover, though this is proving not to be the case.

The building was inundated with rain and floodwater to the ceiling and the water remaned there for some 5 days. Accordingly the damage was extensive and make good and even cleaning has taken months.

With respect this and similar commercial prremises I make the following observations.

1. I am now advised by my insurere that flood cover was not available at the time the insurance was taken out or renewed. Flood cover is not mentioned on the schedule of the policy as an exclusion which is in my view misleading.

2. Had flood cover had been available it would in all probability have been financially prohibitive in any event. The building is itself worth less than \$500,000) and the premium for basic insurance cover ( without flood cover ) is in excess of \$5000 per annum.

2. Repairs to the building , including necessary electrical work , painting , rendering and carpentry as well as materials costs and will amount to almost \$100,000 which is directly payable by the super fund . The rental returns in Woodburn are not large and the cost of repair has been a huge financial burden and couldn't be undertaken a second time by the fund. However if Woodburn doesn't have its commercial heart return then the residents have no shopping or services.

3. Grants are available for business owners, residents for their homes etc but no provision has been made for small commercial landlords such as I describe. In addition to the cost of repairs some tenants have not returned and rent for others has naturally been supended for

several months.

4. In my submission provision should have been made for such circumstances, which are not unusual and or/ there should be some form insurance subsidy so that flood insurance should be available and financially accessible.

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### **Terms of Reference (optional)**

The Inquiry welcomes submissions that address the particular matters identified in its [Terms of Reference](#)

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### **Supporting documents or images**

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