

AGEING WILL MAKE SA SAFER

The following appeared in Adelaide's other paper the Indaily. This free online paper is available at www.indaily.com.au We believe that this report provides good news for unit owners in South Australia.

CRIME rates in South Australia will fall as the population ages but sexual offences will remain at the same level, new research from the Australian Institute of Criminology finds.

The AIC data shows that overall arrest rates – for both males and females – go up when a population is younger and go down when it is older, and SA is growing rapidly older.

By 2026 the proportion of individuals over 65 years in Australia will have grown by 90 per cent compared with 11 per cent for all other age groups combined.

AIC researcher Lisa Rosevear said an ageing SA population had the greatest impact on offences against property, as well as robbery and extortion for males.

"However, little effect on sexual offences, committed mainly by males, was evident," she said...this is an offence category which generally has an older age distribution of offenders than many other offences." Rosevear said studies such as hers could be used to anticipate the impacts on government budgets through policing, corrections, rehabilitation and diversion.

"The importance of recognising underlying causes of change in crime levels was illustrated in the "zero tolerance" policing policy [in the US]," her report says. "Policing was initially applauded as the main cause for falling crime rates in New York City in the 1990s, but when declines became more widespread across the United States (including areas where policing had not altered), further analysis revealed that abortion liberalisation was a more likely cause.

"In Australia, declines in crime rates have been attributed to various changes in criminal justice policy, when in fact the decline would have occurred to some extent regardless of policy because of structural ageing."

All Australian states and territories have experienced structural ageing, although not uniformly. The population of the Northern Territory is much younger and the populations of Tasmania and South Australia somewhat older than the national population.

In a second report, Dr Rosevear examined crime rates in Western Australia and how large birth cohorts affected crime patterns as they aged.

The WA study used the population to illustrate the extent to which Australia's largest cohort since the "baby boomers" – the so-called "baby bust" cohort – had engaged in higher levels of criminal activity compared with smaller birth cohorts.

One of the largest groups was born between 1969 and 1972. WA arrest data between 1994 and 2002 indicated this cohort experienced arrest ratios that did not decline as they aged, where a decline in offending would normally be expected.

Rosevear found these people encountered a poor labour market in their late teens, which increased the likelihood of their competing with each other and experiencing disadvantage and stress.

The study suggested that the size of the actual cohort had a greater impact on males, while other relative elements, such as unemployment and education, had more of an adverse effect on females.

"That birth cohorts impact criminal behaviour is useful for understanding how and why certain groups of people come into contact with the criminal justice at later ages and this information may be used in criminal justice resource allocation decisions," Rosevear said.

"Australia has over time experienced waves of differently sized birth cohorts, yet the impact of these waves on long-term crime trends is frequently overlooked."

Both reports are available at www.aic.gov.au

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USEFUL LAWYER SITE

Last year I came across a website that I have found quite useful. The address for the site is www.teysl原因.com.au.

The screenshot shows a website for Teys Lawyers with several sections:

- Strata Management Training Webinar:** Includes a video thumbnail and text: "Assembling the Expert Team" and "Serious Building Defects And Disputes and How To Avoid Them".
- Strata Video:** Features a portrait of a man in a suit.
- Measure Your Market Share:** Includes a thumbnail for "STRATA DATA" and text: "Vegetated roofs and walls in apartment buildings? We can't build planter boxes that don't leak!".
- Strata Blog:** Includes a thumbnail and text: "City Futures have published issue 4 of their analysis of residential strata in NSW. It".

Teys Lawyers is based in New South Wales and specialises in body corporate matters. Despite the NSW focus there is often useful points of law and generally helpful information that may apply to South Australia.

I believe it may be worth subscribing if you are an officer or body corporate manager.

Cheers
[Signature]
Gordon Russell

ps: Do you have any friends who need to read our newsletter? Ring and we will post one out or they can download it from our website ☐

emergency numbers

Plumbing , Gas, Roof Leaks	8356 2750
Electrical	1300 130 229
Breakins & Glazing	0422 650 366
Police to attend - noise/robbery etc.	131 444
State Emergency Service storm/flood	132 500



SECOND HAND SMOKE AT UNIT GROUPS

The following appeared in a media release from ASH, Action of Smoking & Health. www.ashaust.org.au

A man who developed lung cancer after repeated exposure to secondhand tobacco smoke has called for stronger legislative and other action for smokefree multi-unit housing.

Barrister, surf champion and lifelong non-smoker Peter Lavac spoke in Sydney today (December 16) at the launch of new online resource from ASH Australia, Smokefree multi-unit housing: a guide for owners, tenants, agents, authorities and governments – which calls for legislative, policy and practice reforms to prevent smoke drift into people's homes.

Peter Lavac underwent an operation in 2008 to remove a lung tumour, after monitoring lung impacts of his secondhand smoke exposure. He remains cancer-free since the operation.

The ASH Guide was launched at a Wollstonecraft (Sydney) block that recently adopted a smokefree by-law.

Speaking at the launch, Peter Lavac said: "I want to do whatever it takes to ensure no-one has to go through what I've been through. It's important that everyone recognises that tobacco smoke is no mere irritant or bother, it's a life-threatening hazard and they must do everything they can to avoid it."

Dr Matthew Peters, ASH Chairman and the thoracic physician who advised Peter on monitoring his lung health during his secondhand exposure, told the launch "exposure to tobacco smoke was a likely factor."

He said "every resident has the right to be protected from this highly toxic, carcinogenic contaminant drifting into their homes – just as they are already protected from less hazardous intrusions like loud music."

ASH Chief Executive Anne Jones reported on Australian and worldwide developments in smokefree housing. She said the ASH Guide would help to provide residents, owners, authorities and governments with the best available information on practical steps towards better protection of residents and visitors.

"An immediate priority should be retirement villages, where there are many elderly people suffering from heart, respiratory and other conditions that make them acutely vulnerable to immediate and serious health consequences from tobacco smoke exposure.

"We call on governments to legislate to make retirement villages 100% smokefree by law, and to ensure that there are reasonable smokefree options available in public and community housing.

"Although homes are regarded as private spaces, we receive many calls for help from non-smokers exposed to smoke drift into their homes, often from chain-smoking neighbours. "This Guide is a tool for resolving these complaints."

Editor's note: Article 2d of Schedule 3 of the Strata Titles Act states... A person bound by these articles must not interfere, or allow his or her customers, clients or visitors to interfere, with others in the enjoyment of their rights in relation to units or common property. Community Corporation by laws may have similar wording. Common law may also cover this matter.

We advise body corporates to seek legal advice should they become aware of a potential problem with second hand tobacco smoke at their group.

The guide is available from the blog on our website ☐

SMOKE FREE MULTI-UNIT HOUSING
A GUIDE FOR OWNERS, TENANTS, AGENTS, AUTHORITIES AND GOVERNMENTS

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after hours emergencies - must phone 8333 5200 for up to date information.

RECENT COURT CASE

We are experiencing an increase in the number of owners that undertake works on their units or lots despite the need to seek Corporation approval. This is despite our office advising new and existing owners of their rights and responsibilities.

A recent case saw a new owner undertake demolition and construction works within weeks of taking possession. This involved the removal of windows and walls, the destruction of a large common tree and occupancy of common property.

The matter ended up in the Magistrates Court. The owner was lectured by the Magistrate on the consequences of illegal works. The Magistrate indicated that if the owner failed to comply with the Court's orders he could face jail.

The management committee negotiated undertakings from the owner whilst at Court. The undertakings will cost the new owner thousands of dollars. The Magistrate is bringing the matter back in 2012. This will keep the pressure on the owner to comply with the settlement.

Owners who flaunt the law risk prosecution and a good deal of animosity from their fellow owners. ☐

INTERNET ACCESS FOR OFFICERS IMPROVED

We have made improvements to our online officer access website. A major improvement is that folders appear on screen rather than all records. Users are no longer faced with a very long list of documents.

Now clicking on the Accts folder will reveal all accounts paid, the same applies to minutes and so on.

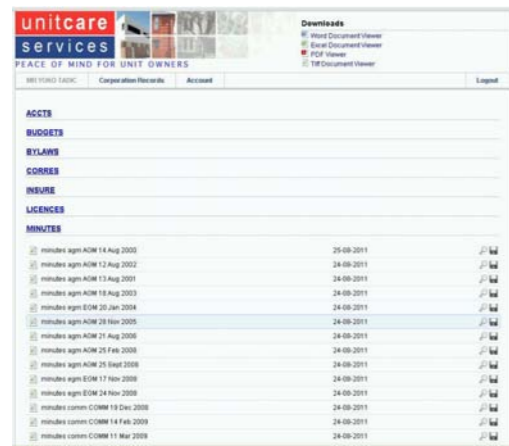
The user will now find navigation of their body corporate records a lot easier.

Records available online include all minutes, accounts, correspondence, budgets, reports, plans, bylaws, policies, articles and the current insurance certificate.

Documents are stored as TIF image files, Word documents, Excel spread sheets, text files and PDFs.

We supply the software to read these documents inside the website.

This online access is still being trialled ☐



STRATA SWINDLES

The following appeared on Michael Teys site. It addresses the need for officers to keep a regular eye on the funds....

It's always amazed me more strata managers don't steal from strata schemes. Two recent cases might indicate that's changing.

One involves a straightforward theft of over \$1M from strata administrative and sinking funds. This is an 'I will put it back Monday when I have won at the track' type crime. The motives are simple: the temptation too great.



http://uselectionnews.org

The other case is more sinister. It involves double charging over one hundred thousand dollars by a strata manager for work already done after receiving a notice of termination. Adding insult to injury, the double charged fee for alleged additional work was 5 times the annual base management fee.

The common denominator in these two recent cases is the lack of risk management by the committees. It starts with 'pick the lowest tenderer' thinking. The lowest will likely be the newest, the smallest or the nastiest provider without a reputation to protect.

This thinking moves from meanness to neglect when a committee member is not a co-signatory to payments and there is no visibility of the account transactions.

Neglect becomes absurdity when the bank recommended by the strata manager pays an undisclosed commission to the strata manager for the banking business of the scheme and the bank won't release funds to the scheme when the strata manager is sacked.

Owners should treat scheme money as their own; because it is, and also realise that you get what you pay for, and sometimes even less.

Posted by Michael Teys. Posted on March 05, 2012

Editor's note: At UnitCare we supply a monthly ledger to all Treasurers, post it online for all officers to scrutinize along with all paid accounts. Officers are supplied invoices for approval before payment. We strongly advise all managed groups to seek this level of transparency. A once a year financial statement is not enough. We receive no commissions from Bank SA for holding client funds. It may pay to ask your manager what arrangements they have with their Trust Account bank ☐

OFFICER'S CLUB - SUPPORT FOR BODY CORPORATE OFFICERS

Many Strata and Community Corporations (Bodies Corporate) don't understand the full extent of their roles and responsibilities.

When matters go well, most Bodies Corporate (or Management

A recent UnitCare survey discovered that some Body Corporate officers - presiding officers /chairs, treasurers and secretaries - would like to gather with other Bodies Corporate to swap their experiences and knowledge or take part in educational and skill development activities designed to help them more easily perform their roles.

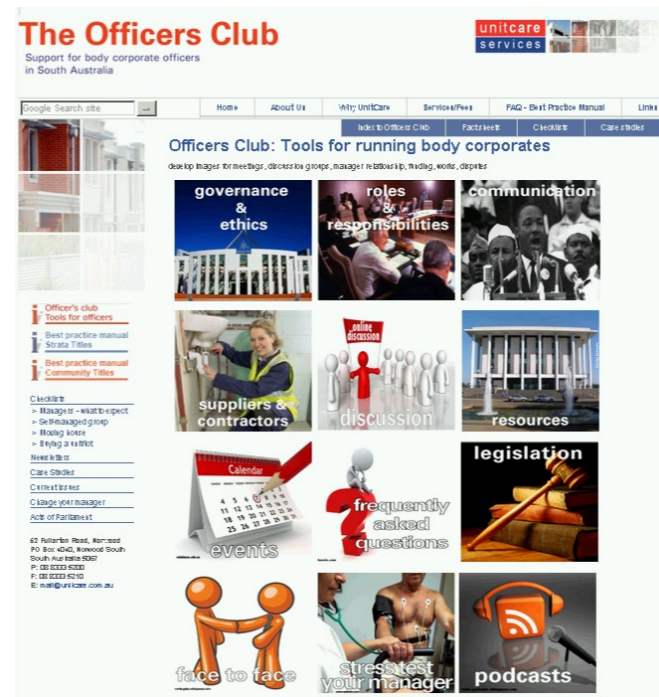
The Strata Unit Owners Association of South Australia no longer operates, but there is the opportunity to create a new organisation to meet the current needs of Officers of Bodies Corporate. It has been proposed that an Officers' Club be formed, meeting perhaps 3 times a year for seminars, workshops or information and skills development sessions with activities to be decided by members.

Possible objectives include:

- To promote and facilitate cooperation, collaboration, education and mutual support activities to assist members effectively perform their roles and responsibilities as officers of bodies corporate.
- To monitor the performance of Strata Managers
- To build lists of reliable service providers accessible to unit owners
- To be an effective public voice on issues relating to unit owners.
- To promote and protect the interests of unit owners.
- To represent unit owners to government in the drafting of legislation and regulations affecting the interests of unit owners.

An initial workshop will be held in May 2012. We will discuss activities to meet the needs of officers of Bodies Corporate.

If you would like further information or would like to comment on the sort of activities that would interest you visit www.officersclub.com.au or click on the Officer's Club on our home page at www.unitcare.com.au ☐



Committees) operate effectively and the tasks are not too arduous. However, when difficult issues arise it often falls to one or two people to sort things out. This becomes very time consuming and demanding on a few people.

LOCAL ARTISTS

Our office has been blessed with the addition of some beautiful and stunning art.

Lynly Cooper has been a prolific artist over many years. She has kindly lent us some of her larger works.

This work is titled 'Imagine' She explains.... 'Sometimes, when I'm really passionate about what I'm painting, paintings just happen. That's how this forest was born. While you're standing there-just drift into the forest -feel its stillness, hear its silence, walk its pathways, know its strength. Now imagine our world without trees.'



This work hangs in our boardroom. It was inspired by the great jarrah forests in south west Western Australia. The painting was exhibited at the Waterhouse Natural History Art exhibition here in Adelaide.

Lynly Danby is a client and artist. This painting (far right bottom) is part of an exciting series with a theme of meetings over coffee. This one has a real estate theme featuring a land title - 'It's Finally Settled'.

We are proud to be hanging the art of quality South

Australian artists. Lynly's work is for sale. Clients are welcome to visit our office to view the paintings ☐

