



unit/update

viewpoint

UNITCARE SUPPORTS YOUTH INC

The Youth Inc. Enterprise Academy is Adelaide's newest learning alternative, and is designed specifically for young people aged 17-24 who are looking for something a bit different.

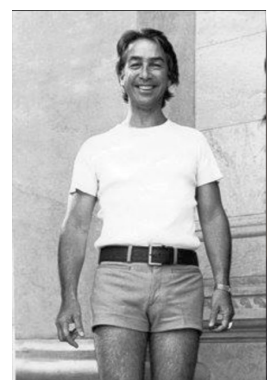
They registered as an independent, senior secondary school, but that's as close as they get to a conventional education. They prefer to describe themselves as a 'studio school' - deliberately small, and entrepreneurial!

We at UnitCare are helping to support Youth Inc's Enterprise Fund. This fund is available to students who prove to have a backable business proposal.



Youth Inc focuses on practical learning, enterprise skills, work, resilience and wellbeing. UnitCare Managing Director with students and teachers at enterprise workshop in August 2018. www.youthinc.org.au

DON'S PINK SHORTS IN PUBLIC HANDS



We at UnitCare were pleased to be able to support the purchase and display of Don



Dunstan's iconic pink shorts.

The shorts were bequeathed to Dunstan's widowed partner, Stephen Cheng, who donated them for display when they were this year elevated to icon status in Adelaide's new Centre for Democracy <http://centrefordemocracy.sa.gov.au/>

Our thanks to Greg Mackie, the CEO of the History Trust and Stephen for making this possible. Greg, Gordon & Stephen pictured above.

Note: Don was the Attorney General who introduced the Strata Titles legislation into the Real Property Act in the 1960s.

NO FEE WITHOUT SERVICE

I have been following the Royal Commission into Misconduct in the Banking, Superannuation and Financial Services Industry video broadcasts of its proceedings over recent months.

The hearings caused me to reflect on the old expression 'you pay peanuts, you get monkeys'. It seems to me that the Commission has proved that you can pay a fortune to executives and board members and still get monkeys.

We heard of businesses charging their clients for services not supplied. The public has been rightly shocked by this exhibition of greed at the expense of clients. The hearings caused me to reflect on the practices of some strata managers here in South Australia.

Unit owners with some managers continue to pay for services despite managers failing to return phone calls or emails, not getting jobs done and failures to call meetings and otherwise abide by the law.

They also face costs for:

- Emails - standing fees
- Phone calls - standing fees
- Scanning - standing fees
- Broker fees for a manager who is not a broker
- Loss of bank interest
- Contractor checking standing fee per group not per contractor
- Inflated maintenance costs from contractors related to manager

One management firm owns a debt collection operation. The manager charges a fee to refer an overdue owner to their related firm who then charge the owner further fees.

Some managers receive a commission from contractors and charge to issue the work orders.

We urge all unit owners who have a manager or are looking to engage one to demand the disclosure of all fees, related parties and commissions. Owners are entitled to this information under consumer law and the provisions of the Community and Strata Titles Act 2013

Cheers

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

Related article in September 2018 Adelaide Review - go to www.unitcare.com.au/pdfs/slings&arrows.pdf



AG RESPONDS TO ERDC STRATA REPORT

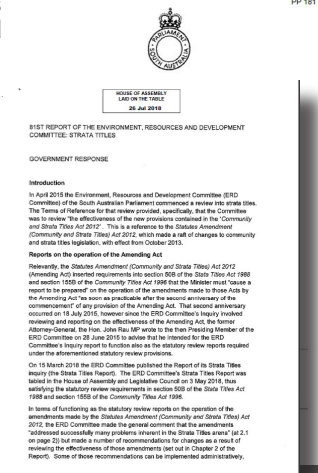
The Parliament has recently released a new report on its Inquiry into Strata Titles. As part of the Inquiry 22 submissions were received and five witnesses were heard. Submissions and witnesses included key players from state government and industry. The broader perspective and ideas came from the many phone calls and submissions from owners and occupiers of strata title units.

The report recommends improved consumer protections along with a less formal dispute resolution mechanism through the SA Civil & Administrative Tribunal (SACAT).

The information provided to the Inquiry was very often supplied by people who wanted to be heard but were fearful of reprisals. Some of these people provided their name and contact details but directly requested anonymity. Others did not understand that the normal practice would be to publish details of those making submissions. On this basis the Inquiry determined that it would not publish identifying details of individuals who phoned or made a submission.

Hon Tom Kenyon MP extended his thanks to those who prepared submissions and presented evidence to the Committee over this period. Being able to discuss issues first hand with the relevant stakeholders is most important for the Inquiry's understanding of the issues.

The new Attorney General has released her response to the report. She has accepted and will implement many of the findings. For copies of both the Report and Response go to www.unitcare.com.au/aop.html



UNITCARE ON FACEBOOK, TWITTER & INSTAGRAM

UnitCare is diving headlong into social media and we're doing it for you!

We're pulling together a social media community for Adelaide where you can keep up with the latest happenings around town. Clients of UnitCare can participate by contributing notices of their events and news as well as promoting any services they have to offer. UnitCare will also feed into this community news of what's happening in our business and items specifically of interest to UnitCare clients as well as notice of public events and festivals that we sponsor or contribute to.

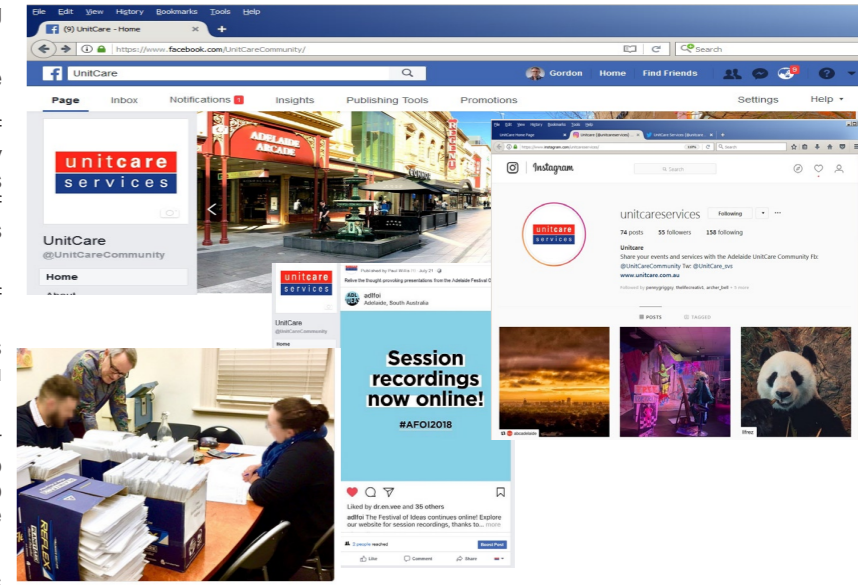
This is an opportunity for you to join with the other clients of UnitCare and share what it is that makes our community great! Luckily, we're in the best city on earth and there's always something happening that you should know about or that you may want to tell the rest of the community.

We're active on Facebook (UnitCareCommunity), Twitter (@unitcare_svs) and Instagram (@unitcareservices) so you can choose which platform best suits you (or join up on all three!). All links can be found on our home page www.unitcare.com.au

Follow us, like our posts, share our content and comment as you wish. All three platforms are monitored for appropriate material, this is not the platform to air complaints or grievances but to join in upbeat, positive conversations about the wonderful city we live in.

Feel free to post to any of these platforms with news of events that may be of interest to the rest of the community. If you have a service or business that you would like to bring to the attention of the community, please do so. We will reserve the right to restrict posts from over-enthusiastic contributors as well as moderate tone and content.

Play nicely and everyone will have a great experience



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Electrical	1300 130 229	
Building repairs	0412 034 173	
Police to attend - noise/robbery etc	131 444	
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\$1 TRILLION WORTH OF ASSETS THAT IS RUN MOSTLY BY VOLUNTEERS

The following article is from the University of New South Wales. It covers the release of the first national data report on Australia's strata sector.

The first comprehensive national report of the strata and community title sector reveals there are about 2.6 million strata title lots in Australia with an insured value of \$995 billion.

The document, the Australian National Strata Data Report, highlights the economic value of the sector to the national economy and will be an invaluable tool for policy makers deciding the framework in which the strata industry operates, the report's creators say.

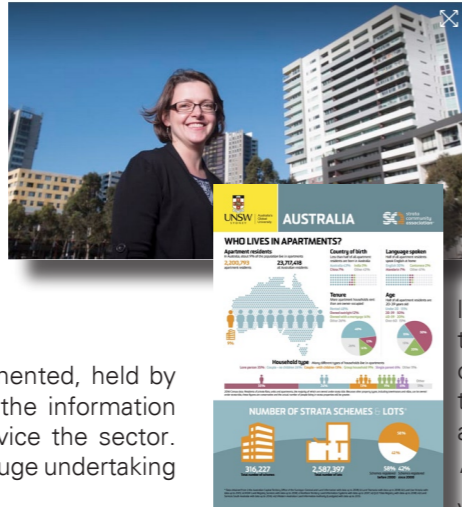
Co-author Associate Professor Hazel Easthope (pictured) from the City Futures Research Centre in the Faculty of Built Environment at UNSW Sydney is launching the report at the Strata Community Association National Convention 2018.

Until now, Australian strata data has been fragmented, held by state and territory agencies which each record the information differently, and by multiple companies who service the sector. Associate Professor Easthope says it has been a huge undertaking to collate national data about the sector.

"The vast majority of private apartments in Australia, as well as many other attached properties, such as townhouses and commercial properties, are owned under strata title, and this is the first time we have had figures about the scale and value of the sector," Associate Professor Easthope says.

The strata industry directly employs approximately 9,000 people – and in 2017 it was serviced by more than 3 million callout trade jobs and around 440,000 services from professionals such as lawyers, valuers, engineers, accountants, and insurers.

Erik Adriaanse, CEO of Strata Community Association, which funded the research, says the study will inform both those in the



sector and policy makers.

"The report will be a huge opportunity to assess what the sector does, how big it is, how the economy benefits from the goods and services it supplies, and the extent these services contribute to national income.

"It will have a profound effect on the way regulators and government will establish and build their policy framework to ensure that owners, strata professionals and suppliers will derive maximum economic benefit, and that the highest professional standards are achieved in the sector."

Associate Professor Easthope says the report shows the size and economic responsibility of what is effectively a fourth tier of government.

"Strata schemes operate like another tier of government in that they collect levies or taxes for the buildings' upkeep; they have elected representatives who sit on strata committees; and they have by-laws that govern behaviour about what you can and can't do on the property.

"But, unlike a government, they are run by volunteers – individual owners who have been elected to make decisions about how to manage the building," she says.

"As a result, you have volunteers managing assets worth many millions of dollars, with annual turnovers of hundreds of thousands or even millions of dollars.

"The report shows just how big this industry is in Australia and how important this fourth tier of government – that is run by volunteers – is to the economy, to people's assets, and to their lives."

The full report can be found on our website www.unitcare.com.au/pdfs/National_Strata_Report.pdf

UnitCare has supported SALA for four years through its sponsorship of the Unitcare Services Moving Image Award

This year's winner is Cynthia Schwertsik. You can find examples of her work at <http://cynthiaschwertsik.com/>



SALA

The South Australian Living Artists (SALA) Festival is a state-wide festival of Visual Art.

The SALA Festival was established in 1998 to promote and celebrate the many talented visual artists in South Australia. The aim to extend audiences remains a cornerstone of the Festival, and as an umbrella organisation they have continued a policy of inclusiveness allowing all artists at any level and working in any medium to be part of the annual SALA Festival.

This year Australia's biggest visual arts festival is bigger than ever with over 9000 artists across more than 700 events. The Festival runs throughout August with events all across South Australia; from city bars to suburban shopping precincts, hospitals, wine regions and beyond.

ATO INCREASES SCRUTINY ON SHORT-TERM HOLIDAY RENTALS

15 August 2018 by Sasha Karen of ... www.realestatebusiness.com.au

Watch out, short-term holiday letting landlords! The ATO has announced that it will be launching a data-matching program to pick up those who leave out rental income and over-claimed deductions.

The increased scrutiny of short-term holiday rentals, according to assistant commissioner Kath Anderson, comes following the availability of short-term holiday rentals exploding in the online space.

"With the growing number of homes, apartments, units and rooms available via accommodation sharing sites, there is a real risk some people may not understand their tax obligations," Ms Anderson said.

The ATO plans to match the data provided by online rental platforms and their related financial institutions with ATO records in order to find landlords who are ignoring the appropriate checks, such as registration, reporting, lodgement payment obligations, income received per listing, listing dates, enquiry and booking rates, and prices quotes and charged per night.

"We are increasingly using data and technology to identify any missing income in your tax returns. This data will also identify taxpayers who use sharing economy rental platforms to list a property that is not genuinely available for rent in order to claim unwarranted deductions. There is no high-tech hideaway for rental income," Ms Anderson said.

"The ATO often allows taxpayers who have made genuine errors to amend their returns without penalty. But deliberate attempts to avoid tax on rental income could see the ATO take action."

For Lisa Peterson, managing director of L'Abode Accommodation, this scrutiny has been a long time coming and should not have been surprising to landlords.

She told REB sister title Smart Property Investment that she was surprised it had not been mentioned sooner, such as during recent discussions around the parliamentary inquiries into short-term holiday letting in Victoria and New South



Wales.

"Now that this is published and announced, it will give owners clarity around this but also enforce them to declare any income around short-term rentals," Ms Peterson said. "It's important for owners to keep a record and remember there are tax breaks by declaring this."

In order for short-term holiday landlords to avoid making mistakes on their tax return, the ATO has provided the following guideline:

1. Declare all income: Regardless of where your income comes from, the statement from the ATO claimed that all income must be declared. "Any income from renting all or part of a house or unit needs to be declared, even if it is just a one-off. There is no such thing as a rental 'hobby'," the ATO guideline read.

2. Only declare income for the appropriate time frame: If you are claiming deductions relating to short-term holiday renting, the ATO statement noted that it should only be done so for the period of time that it was actually rented out. "Only claim deductions for the periods your property is rented out or is genuinely available for rent. And if you are renting part or all of your main residence, you can only claim deductions for the time it was actually rented," the statement noted. "If a property is rented out below market rates, for example to family or friends, deduction claims are limited to the amount of income earned."

3. Repair and renovation costs are not immediate deductions: If there is any damage to a property, including defects and deterioration that existed during purchase, as well as renovation costs, the ATO statement noted this could not be claimed as an immediate deduction, but as one that can be deducted over a number of years.

4. Keep accurate records: By making sure records are up to date, the ATO stated this provides proof for the landlord of the right figure of rental income and of evidence for claims made.

Those who believe they have made a mistake should contact the ATO as soon as possible, as there is the possibility of reducing penalties for instances where mistakes are brought up before an audit occurs. If an investor is contacted by the ATO, they will have 28 days to verify and clarify any discrepancies.

If a landlord is caught, they can face penalties of up to 75 per cent of the tax shortfall ☐

ADELAIDE FESTIVAL OF IDEAS

UnitCare was pleased to again be one of the sponsors for the Adelaide Festival of Ideas. This year the festival moved to the new west end university precinct.

The festival was held against a backdrop of great disruption. Industries are evolving, driven by the next generation of talent. Old rules are reworked by young minds, creating new ways of seeing, understanding and interacting across the globe.

The sessions and discussions were recorded and are available at <https://adelaidefestivalofideas.com.au>

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