



unit/update

THE WARM MAN

The following article appeared on the website of philosopher Alain de Botton www.thebookoflife.org/

The cool man doesn't try too hard, you don't see them floundering about in a panic – but they succeed anyway. They are physically confident, they can scale a mountain or saunter down a deserted street in the middle of the night; if they have to kill someone they will do it neatly with minimal fuss; they don't worry, they are self-contained and sure of themselves; their trousers are always a perfect fit; they express themselves briefly – but their words are always to the point; they're not meek in the face of authority; but they don't crave power themselves: they are independent.

The essential characteristic of the cool man is an aura of invulnerability, well handled: without any showing off or bragging.

When the house is on fire, the cool man doesn't scream or call the fire brigade; 'temperature's rising, baby', he quips to his current girlfriend as she emerges from the shower. Then he casually puts out the blaze himself. When the waiter spills a cocktail over him, the cool man doesn't get flustered; he removes his jacket and looks even better in his shirt. When his boss is being difficult, the cool man smiles ironically: he can walk away from the job at any moment.



This is what, as a man, one is supposed to be like. For decades some of the most astute and creative minds have devoted themselves to making this notion of masculinity attractive – it's been portrayed as enviable, seductive to women, and well-dressed. And the image has worked: it's what you need to be a real man.

And – perhaps daily – this model of manhood tortures us with the gap between its ideals – and our reality.

THE WARM MAN: But there's another – more realistic and more important – vision of what a good man is like that's (comparatively) been given very much less attention and creative encouragement. This is the very opposite of the cool man, what we call: the warm man.

The warm man does not put out many fires by himself. He hasn't killed anyone either. He is, instead, very much alive to his own anxiety. He would drop the gun and would tell you quite candidly he had done so. What is distinctive, and admirable, is his relationship to his anxiety. He is aware of it, honest about it, funny with it – and yet not overwhelmed by it.

The warm man has a good sense of how demented and fragile we all are. So he goes out of his way to reassure, to be forgiving and to be gentle. He has tried very hard, at times, to get things to work out better for himself but it frequently hasn't worked. The warm man has known many sorrows: he has done stupid things, he has lost people he loved, he has made daft decisions. His weaknesses have made him immensely generous to others.

When the waiter spills the cocktail, the warm hero laughs (he has spilled a few himself) and leaves a generous tip if he can. When he forgets someone's name (which he does quite often) the warm hero is ashamed but frank and says – sincerely – 'I'm really sorry, and very embarrassed, but it's slipped my mind... forgive me, help me out...'. When they've messed up at work, the warm person admits it, feels sorry, openly apologises and explains as best he can what actually went wrong and how he might be put it right in future.

The essence of the warm man is vulnerability well-handled; he is conscious of his flaws and failings but uses this knowledge to become interestingly humorous and a rich source of sympathy for the secret troubles of every life he encounters.

www.thebookoflife.org/how-to-be-a-man/

viewpoint

IN THE INTEREST OF YOUR FUNDS

It's coming up to that time of year again, you know what I'm talking about, tax time! Some people or companies dread tax time; it can create an extra work load and, as our experience has shown, the ensuing interaction with the ATO does not always run smoothly.

We often spend hours a month sorting out tax office mistakes. Examples include, failure to process returns, refusal to accept change of details, incorrect entry of income and deductables.

We find all this effort frustrating but worthwhile.

Here at UnitCare Services we strive to obtain the best investment rate we can for your corporation's funds. The current interest rate on offer from BankSA is 2.85%. The income to our clients for May 2017 was \$13,926.19.



There is no cost to our firm to maintain this service. We pass on the full interest with no penalty or fee for investing your corporation's money.

For those corporation's that are building up their Sinking Fund, to pay for upcoming major works at their property, or for those corporation's wanting to maintain a healthy Administration Fund, the interest received on your funds is a handy bonus.

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

emergency numbers

Plumbing , Gas, Roof Leaks	8356 2750
Electrical	1300 130 229
Breakins & Glazing	0411 848 398
Police to attend - noise/robbery etc.	131 444
State Emergency Service storm/flood	132 500



DODGY RESIDENTIAL PROPERTY MANAGERS ON NOTICE

The State Government will regulate the residential property management sector to strengthen protections for both landlords and tenants.

The Land Agents (Registration of Property Managers and Other Matters) Amendment Bill 2017, introduced into Parliament will extend regulation in the real estate sector to include residential property managers.

People seeking to register as residential property managers will need to hold the requisite qualifications, to ensure they have the necessary skills and knowledge base to work in the sector.

The Bill also gives the Commissioner for Consumer Affairs the power to take action against unprofessional property managers – ranging from financial penalties to deregistration.

Background: The Bill sets clear standards for residential property managers and sanctions for property managers who act unprofessionally.

The proposed registration system was developed in consultation with the real estate sector and the non-government sector.

It will only apply to people employed as residential property managers, and not those individuals with a less formal arrangement – such as managing a residential property for a relative.

Quotes attributable to the Minister for Consumer and Business Services John Rau...

A great level of trust is placed in residential property managers by both landlords and tenants – and the majority of them do the right thing.

Landlords expect them to protect their investment and manage their money, while tenants expect them to respond to their concerns in a prompt, professional manner.

These changes mean both tenants and landlords can have confidence they are dealing with a competent, qualified professional.

When they make a complaint be it a tenant or landlord, they can know that there will be appropriate consequences.

Disturbing reports of 'cowboy' managers are damaging the reputation of the whole sector. Landlords and tenants are entitled to expect professional managers.

Quotes attributable to the CEO of the Real Estate Institute of SA Greg Troughton...

South Australian tenants and landlords have a right to deal with properly trained individuals when it comes to the homes they live in and the houses they invest in.

Most Property Managers are the hardest working individuals in real estate in South Australia.

Walking the quagmire of balancing the needs of the landlord and tenant is not an easy thing to do, and licensing will better ensure, for generations to come, that they meet the training requirements to undertake this very important balancing act in the South Australian community.

Quotes attributable to AnglicareSA CEO Peter Sandeman...

The changes will create a much stronger and professional sector where the interests of all parties in the residential property market are taken into consideration.

Tenants will know they are dealing with trained and qualified professionals and property managers will have a much clearer understanding of what their obligations are

NEWS RELEASE

Deputy Premier John Rau MP
Minister for Consumer and Business Services

Wednesday, 31 May 2017

Dodgy residential property managers on notice

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www.premier.sa.gov.au Twitter: @sa_press_sec

We believe this is a win-win for the sector which will ultimately create a safer and more secure tenancy market.

Media release from Deputy Premier John Rau MP Minister for Consumer and Business Services May 31st 2017

We at Unitcare welcome this regulation of property managers in South Australia. We deal with decent, honest hard working property managers every day and appreciate their cooperation. It will be good for us and our clients to see the industry cleaned up

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WHY OUR POLITICS AREN'T WORKING

The rise of populist leaders such as Donald Trump and Pauline Hanson signal a need to relook at how we cooperate and share in Australia or face increased division and disconnect along with poor leadership. The following is an analysis of the challenges we face in sharing the wealth. It appeared in the Australian Financial review in June 2017. There are lessons for any group of people who work towards a constructive outcome for all - such as owners in a strata or community title group.

Theresa May is the latest casualty of cranky oppositionist politics by Craig Emerson

To understand why political parties promote division and oppose each other seemingly for the sake of it, we need to dig deeper and appreciate the subterranean dynamics at play. Oppositionist politicians are being rewarded not so much for obstructing their opponents across the chamber, but for opposing the underlying economic system, while the system's champions are being punished for supporting it. Just ask Hillary Clinton, Malcolm Turnbull, the major French political parties and, now, Theresa May. To fix the system of oppositionist politics, we need to fix the broken economic system that lies beneath it.



Although Donald Trump is America's most unpopular president, only 2 per cent of those who voted for him now regret doing so. For the overwhelming majority of his supporters, a vote for Trump was a vote against the system.

And here, Australians are losing faith in a system that their forebears had supported. In Western democracies, an unwritten agreement was reached in the early post-war years: it was OK for the rich to get richer as long as the bottom and the middle got richer, too. That agreement has been broken. Thanks to a well-targeted social security system, inequality in Australia isn't as bad as in the US, but Australians at the bottom and in the middle are definitely feeling the squeeze.

At the same time, the top is flaunting its wealth.

From the 1960s to the late 1980s, CEO salaries were consistently 15-30 times average workers' pay in Western countries. In the US, they exploded in the 1990s, rocketing to 300 times the average. The situation in Australia is less extreme, but the behaviour of the big four banks in particular has prompted Labor's call for a royal commission and the government's decision to impose a bank levy, both of which have resonated strongly with the community.

The Turnbull government's disposition, however, has been to support an economic system that is failing to support the majority of working Australians. The casualisation of the workforce, under the Coalition banner of "workplace flexibility", has resulted in steadily rising underemployment throughout the 2000s. Although in work, the growing numbers of casuals and part-timers cannot secure the hours they need to make ends meet.

Yet, as workers struggle with stagnating wages, the Coalition has had no trouble finding a lazy \$65 billion to give a tax cut to multinational corporations, many of which most Australians, rightly or wrongly, see as tax cheats. And while the government says it has no money to lift the Newstart allowance, it is open to providing a \$1 billion subsidy to a global mining company for a new coal mine.

The brightest idea business lobbies have been able to come up with to deal with falling real wages is to cut Sunday rates for casuals and part timers in retail, hospitality and fast food and to seek to extend the treatment to hairdressers and other occupations. In these endeavours they have government support, on the pretext that the umpire's decision is always final.

The widening gulf between profits and wages has rightly been the subject of concern for the governor of the Reserve Bank and the secretary of the Treasury. The Coalition government should be worried, too. Instead, it has decided to confine tax relief to those earning more than \$180,000 a year.

The last time workers' real wages were cut was when John Howard introduced WorkChoices, and that didn't end well for the Coalition. The Turnbull government will receive another popularity jolt when the phasing down of penalty rates begins on July 1.

Add to that the extravagances of politicians catching helicopters instead of taking a one-hour car trip and using taxpayer funds to inspect investment properties

to bolster their bulging portfolios and it becomes totally understandable why voters are furious with the political establishment.

The pattern is unmistakable: politicians who rage against the economic system do well while those who support it struggle. This won't change unless the system changes. And that will require co-operation, not conflict, between workers, employers, the underprivileged and politicians. As prime minister, Bob Hawke – a consensus seeker – told me he would never use divisive language. But divided we are these days. And until we clean up the economic system, oppositionism will continue to pay handsome political dividends.

Almost two years ago, a few of us were able to convene a National Reform Summit supported by The Australian Financial Review and KPMG and aimed at reaching consensus on a new economic and social reform agenda for Australia. That such a summit would be unthinkable today is testament to how far we have fallen in such a short time.

Craig Emerson is managing director of Craig Emerson Economics and adjunct professor at Victoria University's College of Business.

Link: www.afr.com/opinion/columnists/why-our-politics-arent-working-20170604-gwkdj?btis#ixzz4jBTIZrKr

The Guardian June 10 2017

The share of national income going to Australian households is close to a 50-year low, and now lies towards the bottom of the international ladder, an economist has warned.

Bureau of Statistics data show labour's share of gross domestic product has fallen to 51.5%, down from 54.2% in the third quarter of last year. At the same time, the profit share of GDP has risen from 24.5% to a five-year high of 27.5%.

Paul Dales from Capital Economics said Australian households had not seen "one cent" of the extra income generated by recent soaring commodity prices because "it's all gone into the pocket of business"

BEST PRACTICE - MEETINGS & QUORUMS STRATA TITLES PART 1

Over coming editions we will be looking at calling, recording and managing strata corporation meetings. In this edition we look at how to call a general meeting, procedures, and agenda items.

General meetings are an essential part of a successfully operating strata corporation. These meetings provide a forum for body corporate members to select their leaders, adopt and approve their budget, discuss and arrange for maintenance, make changes to their insurance, articles, handle items of special business involving unit improvements and changes, and address other matters related to the general welfare of the group.

If proper procedures are implemented and followed, meetings can deal with the most controversial subjects and still end with productive results.

Annual and Regular Meetings - all strata corporations are required to hold at least one regular membership meeting each year.

Legislation

Section 33. (1) A strata corporation may hold a meeting of its members (a "general meeting") at any time.

(2) Such a meeting may be convened by-

(a) the secretary; or

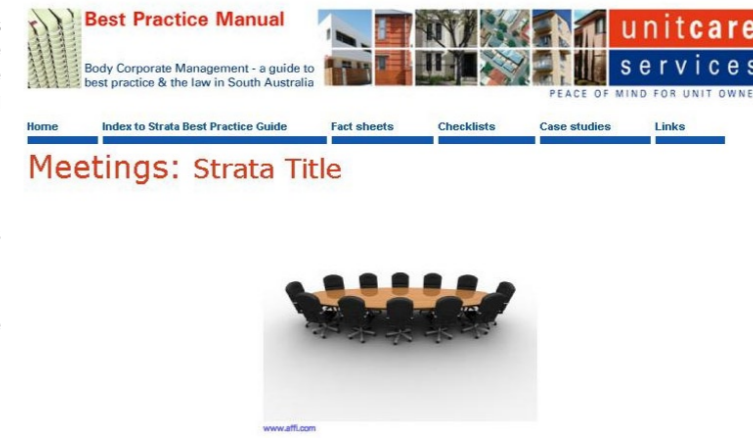
(b) if the corporation has a management committee any two members of the committee; or

(c) the unit holders of one-fifth or more of the total number of units; or

(d) in the case of the first such meeting-the original registered proprietor.

(3) A meeting is convened by giving written notice of the day, time and place of the meeting to all unit holders at least 14 days before the date of the meeting.

(3a) A person or group of persons proposing to convene a meeting of the members of a strata corporation should take reasonable steps to ensure that the proposed day, time and place are reasonably convenient to a majority of members of the Corporation.



(4) The corporation must hold at least one such meeting (the "annual general meeting") in every calendar year and no more than 15 months after the last such meeting.

Annual Meeting: The primary purpose of this annual meeting is to fill the expiring terms of the officers and management committee members, review the common property insurance and maintenance, along with finances, and the budget and levy payments. Often the annual meeting presents the only periodic opportunity that individual members have to review the affairs of their association.

A well-planned annual meeting will maximize the opportunities to provide information to the members of the Corporation and to receive their input, suggestions and complaints.

Extraordinary General Meetings: From time to time, members of the Corporation, or its Officers, may find it necessary to hold an extraordinary general meeting. Generally, these meetings are limited in their scope and purpose, such as repainting of the group.

Management Committee Meeting: If the Strata Corporation has appointed a Management Committee then it may meet as it sees fit.

Legislation

35—Management committee

(1) Subject to subsection (1a), a strata corporation may, by

resolution, appoint a management committee of unit holders.

(1a) Where all of the units comprised in the strata scheme consist of non-residential premises, the management committee may consist of, or include, persons who are not unit holders.

(4b) A decision supported by a majority of the members at a meeting of a management committee of which at least three days notice has been given to all members will be taken to be a decision of the committee.

For more information and useful tools visit

www.unitcare.com.au/bp_strata_meetings_notice.html

Next edition: Meeting Preparation & Opening

HELPING COMMITTEES WHO CANNOT MEET

Committee members is some of our client groups are having difficulty getting together to make decisions.

They are resorting to using email to communicate their thoughts and wishes between each other and our body corporate managers.

Despite the attraction of instant, easy communication, emails cannot at law replace the minutes of a meeting.

We discussd this problem with our auditors earlier this year.



We negotiated the following solution...

That UnitCare offer the officers of the management committes a service to write up a set of minutes should all else fail. The minutes are to reflect the feedback in emails. The emails are to be attached to the minutes for future reference.

UnitCare will charge a daytime meeting fee for this service.

This fee is currently \$135

Please contact your manager if your committee needs help