



LESSONS FOR THE MEN & BOYS

The following story reminds us that we men need to have a continuing conversation with the men and boys in our lives. A conversation about consent and the need to respect women.

The two individuals in this story appeared in person at The Adelaide Writers Week in March this year. They were also interviewed by ABC Radio Adelaide.

Sixteen year old Thordis Elva began a relationship with eighteen year old Thomas Stranger when he arrived at her high school in Iceland.

One night, after a party at which she became drunk, Tom raped Thordis.



Image: Deb Tribe - ABC Radio Adelaide

The most difficult path to forgiveness - Thordis Elva and Thomas Stranger

Years later they began an eight year email correspondence, culminating in a face to face meeting in Cape Town, South Africa, to reconcile the legacy of that night.

Their book 'South of Forgiveness' details their story, ultimately aiming to come to a point of forgiveness.

This unusual, courageous attempt at rapprochement is documented in the book, which is written by both.

The podcast is available at...

abc.net.au/radio/adelaide/programs/afternoons/south-of-forgiveness/8340836

MANAGER MISBEHAVIOUR

Case 1: At the time of going to print we received a group that left their manager due to incompetence.

The failures are extraordinary and put the owners and strata corporation in serious breach of the Strata Titles Act and at risk of not being able to pay their insurance and other bills.

The worst of the failures are..

- No meetings held for the entire two years the group was with this manager
- No levies raised for two years. Some \$2,400 is owed by each owner.

Of course, during this time, the manager charged some \$4,400 in fees and charges!

The manager is middle sized and has recently bought out another manager. We expect to see more groups flee if this negligence continues.

Case 2: In March this year one of the larger body corporate management firms lied about our fees in order to try and coerce 25 units into leaving UnitCare.

Their claim that our fees are 'above current market rates' is actually at odds with the management fees being charged by them, being \$219.99 per unit.

The figures come from groups who recently left their firm to come to UnitCare. Other larger strata management companies in Adelaide are charging on average \$220-\$242 per unit. Our management fee is \$219/unit.

Unlike this firm, our Trust account returns some \$12,000 a month to our clients as interest.

What is the national association (www.stratacommunity.org.au) doing to improve standards in South Australia/ Bugger all given the evidence to date.

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

This article is about the various stages of capital works in a body corporate and where they break down.

For the purposes of this article lets define a "major project" as one that uses 1/2 or more of a schemes annual budget, across both administrative and sinking funds. For instance if the Corporation collects a \$20,000 per annum, a major project would be anything over \$10,000, if it collects \$1 million then anything over \$500,000.

The Process for Capital Works in a Body Corporate

The most common capital works strata schemes complete are:

- Exterior painting
- Concrete spalling works (concrete cancer repairs)
- Water membrane replacement
- Roof replacement(s) or repairs
- Window replacements
- Lift refurbishment or replacement
- Road resurfacing
- Replacement of water mains pipes
- Balustrade replacements
- Refurbishment of foyers / common property
- Fire safety installation upgrade or rectification

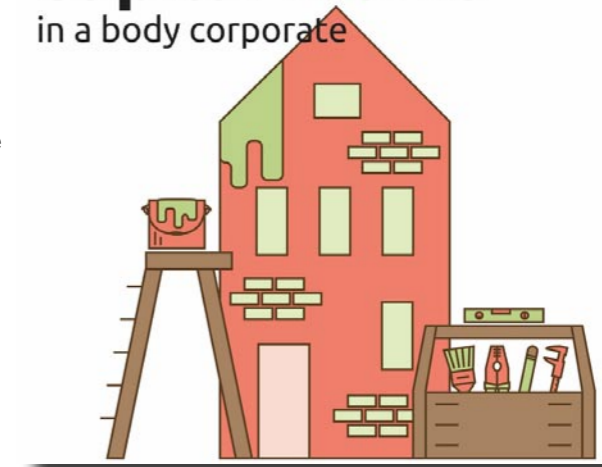
Major projects are either defect rectification works, maintenance works or improvements, or a combination.

Whatever your group's major works we at UnitCare are looking at how we can help in ensuring that the work is carried out to standard and to specification.

For the full article go to

<http://mybodycorpereport.com.au/capital-works-body-corporate/>

THE PROCESS FOR Capital Works in a body corporate



THE PROCESS FOR CAPITAL WORKS IN A BODY CORPORATE



Published by UnitCare Services. P.O. Box 4040, Norwood South 5067 52 Fullarton Road, Norwood.

t (08) 8333 5200 f (08) 8333 5210 w www.unitcare.com.au e mail@unitcare.com.au

abn 193 4872 3265 This is a publication of UnitCare Services and is offered as information only and is not intended as a substitute for professional advice.

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



STRATA MANAGER IN JAIL

Our thanks to ABC news for the following story.

An A-frame sign for WA Strata Management on the ground outside a glass door.

A former director of a Bunbury property management company will spend at least 16 months in jail, after stealing more than \$500,000 from the family business.

Sheree Lee-Anne Edwards stole the money from WA Strata Management in Bunbury, where she was co-director of the company alongside her in-laws.



The District Court in Bunbury was told the money was taken from the company's trust account over a 16-month period, beginning in March 2015.

Edwards was charged with 83 counts of stealing as a director or officer of a company, an offence which carries a maximum jail term of 10 years.

The amounts stolen ranged from \$562 to \$25,000 and were disguised as payments for utilities and other services.

Edwards' defence lawyer spoke about his client's lack of criminal record and the deep shame she felt as a result of her actions.

The court was told Edwards was in a tough financial situation, with a hairdressing business she had bought into under strain, and her husband unemployed at the time.

The prosecution argued Edwards had used only a small portion of the stolen money for the struggling beauty business, and on one occasion she already had \$80,000 in her bank account when she transferred more money from the company account.

In handing down his sentence Judge Michael Gething noted that \$412,000 of the stolen money had been repaid by Edwards with help from her family and by selling her assets.

Taking into account an early guilty plea and her personal circumstances Judge Gething ordered Edwards to spend two years and eight months behind bars, describing her offences as "deliberate, systematic and planned".

Edwards will be eligible for parole on May 30 next year.

By Jacqueline Lynch ABC News January 30th 2017

Best Practice for Unit Owners

We strongly recommend that unit owners protect their money by obliging their managers to supply...

- ✓ a monthly ledger of transactions to your Treasurer
- ✓ proof of their Professional Indemnity insurance
- ✓ all unusual bills to your committee for scrutiny
- ✓ a copy of your group's insurance policy showing Fidelity cover of at least \$50,000

ECO VILLAGE ART

Pam Maynard, one of our longest serving body corporate managers, assists the owners at the Christie Walk Eco Village. It is situated in Sturt Street in the heart of Adelaide.



It is a small community of homes and gardens on 2,000 sqm (half an acre). It was named Christie Walk to honour the memory of Scott Christie, an environmental activist. The development combines many ecologically sustainable and community enhancing features.

The project of 27 dwellings which include linked four three-storey townhouses with full solar orientation, a three storey block of six

apartments with east-west orientation, four individual cottages, and a 5 storey apartment block facing onto Sturt Street, with a community room/ kitchen/dining/meeting room/ library, and toilets on the ground floor. Around 40 people live at Christie Walk, ranging in age from very young to over 80 with a strong ethos of 'community' which has developed over the past ten years.

We at UnitCare are proud to be assisting the owners of Christie Walk in managing their village.



Artwork in the entrance to Christie Walk

RESIDENTIAL MANAGEMENT LICENSING

The majority of our unit owner clients are investors. Many use the services of a Property Manager. The performance of their manager is critical to the success of their investment and their peace of mind.

The following is an update from Consumer & Business Services.

On 11 November 2016 the South Australian Government announced the introduction of a property manager registration and Code of Conduct for the real estate industry.

An employee of a registered land agent performing residential or commercial property management will be required to hold a property manager or sales representative registration.

The property manager registration, associated qualifications and transitional arrangements are subject to consultation and passage through the South Australian Parliament.

Qualifications for the new property manager registration will be finalised in the later stages of these reforms.

CBS reminds industry participants that:

- residential property managers are currently not required under legislation to undertake formal training or be registered; and
- commercial property managers must still hold a land agents or sales representatives' registration.

Residential property managers choosing to undertake property management qualifications now cannot be certain that these will align with the approved qualifications and may be required to undertake further training.

A transitional period will be provided to ensure industry participants have sufficient time to comply with any new requirements.

The Code of Conduct for the industry is currently being developed and will also be subject to consultation.

Further information on the reforms, including a draft Bill and Code of Conduct will be released by CBS in the first quarter of this year for comment.

General enquiries about current requirements under legislation, which remain unchanged at this point in time, may be directed to CBS on 131 882.

February 28, 2017 www.cbs.sa.gov.au/

GAVIN JOINS OUR TEAM

We have a new member of staff.

Gavin joined us in February this year. He has an extensive background in property management in England.

Gavin has a Diploma in Residential Estate Agency along with a degree in Art History & Design.

He enjoys fishing, cricket and rugby.

Welcome to UnitCare ☐



CONVERSATIONS WE NEED TO HAVE

South Australia has an above average aging population.

Many are overlooking preparing for their inevitable death.

The checklist below appeared in an article by Bina Brown of the Australian Financial Review. It may help those you leave behind pick up the pieces.

The full article can be found at

www.afr.com/personal-finance/budgeting/wills-inheritance-and-other-ways-to-avoid-the-big-family-fight-20161031-gsejx8

Checklist

Assist your loved ones in carrying out your wishes by creating a folder with these items. Remember to tell them where it is!

<div style="background-color: #333; color: white; padding: 5px; margin-bottom: 5px;"> Legal agreements Keep copies, or at least note their location. </div>	<div style="background-color: #333; color: white; padding: 5px; margin-bottom: 5px;"> Last will Consult with a reputable solicitor to have this done, make sure it is kept up-to-date and keep copies. </div>	<div style="background-color: #333; color: white; padding: 5px; margin-bottom: 5px;"> Ownership structure Consult your accountant and solicitor to ensure that your final wishes align with your asset ownership structure. </div>	<div style="background-color: #333; color: white; padding: 5px; margin-bottom: 5px;"> Guardianship and power of attorney For you and your children. </div>
<div style="background-color: #333; color: white; padding: 5px; margin-bottom: 5px;"> Curriculum vitae Keep on file to assist with eulogies. </div>	<div style="background-color: #333; color: white; padding: 5px; margin-bottom: 5px;"> Letters and photographs For distribution or use by particular people. </div>	<div style="background-color: #333; color: white; padding: 5px; margin-bottom: 5px;"> Insurance policies </div>	<div style="background-color: #333; color: white; padding: 5px; margin-bottom: 5px;"> Personal details and information Memberships and passwords to various accounts. </div>
<div style="background-color: #333; color: white; padding: 5px; margin-bottom: 5px;"> Funeral plans Details of pre-paid arrangements and song requests. </div>	<div style="background-color: #333; color: white; padding: 5px; margin-bottom: 5px;"> Marriage & Birth certificates To assist executors. </div>	<div style="background-color: #333; color: white; padding: 5px; margin-bottom: 5px;"> Organ donor details Join the Australian Donor Register. </div>	<div style="background-color: #333; color: white; padding: 5px; margin-bottom: 5px;"> Superannuation Fund documents. </div>