



viewpoint

VIDEO BLOG

At UnitCare we aim to provide educational services of the highest quality to assist members and officers of bodies corporate. That is why we have just launched our video blog.

Our August instalment sees Gordon Russell, Managing Director of UnitCare Services, explaining the purpose of strata management services.



See the September blog for UnitCare's guide to stress testing your manager, where we provide a helpful checklist.

We are aiming to upload a new video blog every month.

Follow UnitCare Services on YouTube or check in monthly for our updates.

You can find our videos here; <https://www.youtube.com/channel/UCW-YxNMH9AoAge003jNpuEA> or search youtube.com with "unitcare services" including the " "

Have you gone to unitcare.com.au recently? Our best practice manual and blog are also a great point of reference for clients

Cheers

Gordon Russell

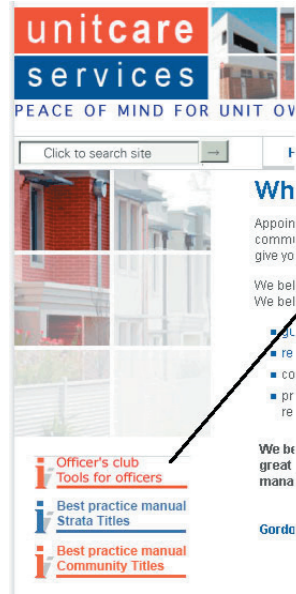
ps: Do you have any friends who need to read our newsletter? Ring and we will post one out or they can download it from our website

unit/update

OFFICER CLUB

The Officer's Club is back and running for 2014. Membership is free and if you decide to join us, you will receive a monthly newsletter updating you on our latest news and officer resources.

We're here to assist officers and committee members in strata & community corporations in South Australia. Our aims are:



- 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

You can sign up to the Officer's Club here:

<http://www.unitcare.com.au/> and click on Officer's Club link

FREE ADVICE FOR UNIT OWNERS

STRATA AND COMMUNITY TITLES THINGS ARE CHANGING

In plain, simple terms and clearly, important changes have been made to the law governing strata and community titles. These changes affect unit owners, tenants and managers.

NEW STRATA AND COMMUNITY ADVICE SERVICE

For free advice and information call 1300 366 424 or visit www.lawhandbook.sa.gov.au

Legal Services Commission

The Legal Services Commission is finalising its companion publication to Strata Titles. The new publication deals with Community Titles.

More than 7,000 community titled groups have been established since the Community Titles Act came into force in 1996. There are some 13,000 Strata Corporations.

There is still a good deal of confusion amongst real estate professionals and the general public about community titles. This new publication will be most welcome.

The Legal Services Commission has a free advice line for help with strata and community title queries.

Advice Line Number 1300 366 424

emergency numbers

Plumbing , Gas, Roof Leaks	8356 2750
Electrical	1300 130 229
Breakins & Glazing	0404 165 338
Police to attend - noise/robbery etc.	131 444
State Emergency Service storm/flood	132 500



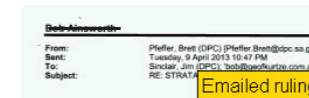
ASBESTOS REGISTERS - NECESSARY?

At UnitCare we've noticed a rising trend in the installation of asbestos register boxes in residential units managed by some body corporate management firms. These have come to light with a change of management to UnitCare Services.

Australia was one of the highest users per capita of asbestos up until it was phased out in the 1980s. Asbestos can often be found in domestic or work buildings, with it being estimated that one third of all homes contain asbestos products. Commercial and residential premises built before 1990 are highly likely to contain asbestos, with the material being used in the construction of eaves, ceilings, wall sheeting, vinyl sheet flooring, fences, insulation, carports, sheds and others.

The use of asbestos was phased out during the 1980s, with a preference being shown to asbestos-free products. As of the 31st of December 2003, there has been a total ban on the manufacture, use, reuse, import, transport, storage or sale of asbestos. It should be noted that asbestos if left untouched is not of health concern.

An asbestos register is required by the Work Health and Safety Regulations 2012 (SA) (Regulations) but only for commercial premises. There is no legislative requirement for residential premises to have an asbestos register. The Work Health and Safety Regulations 2012 don't mention residential premises, only legislating asbestos in regards to work premises (s425). Safe Work Australia identified in the How to Manage and Control Asbestos in the Workplace Code of Practice that asbestos registers are not necessary for domestic premises.



From: Pfeiffer, Bob (DPC) [mailto:Bob@unitcare.com.au]
To: Strata, Jim (DPC) [mailto:Jim@unitcare.com.au]
Subject: RE: STRATA

Hello Bob

The WHS laws do not apply to strata title bodies corporate residential complexes unless they are also employers.

Strata title bodies corporate that are employers are covered by other employers.

The WHS laws apply to strata title bodies corporate that are premises (for example a cafe or restaurant) in the same way as other employers.

Regulation 7-Meaning of person conducting a business or undertaking

(1) For the purposes of section 5(6) of the Act, a strata title body corporate is not a person conducting a business or undertaking if it consists of a group of volunteers working together for 1 or more of the following purposes:

(a) the incorporated association, either alone or in conjunction with another incorporated association, does not employ any person (including a volunteer); and

(b) none of the volunteers, whether alone or in conjunction with another volunteer, employs any person to carry out work for the incorporated association.

(4) In this regulation- strata title body corporate means-

(a) a strata corporation within the meaning of the Strata Titles Act 1986;

(b) a community corporation within the meaning of the Community Titles Act 1996.

If an owners' corporation of residential strata schemes is exempt from being a PCBU they are not required to have an asbestos register.

Any refurbishment undertaken in the common areas are the responsibility of the contractor. It is the contractor's responsibility to ensure that all asbestos that is likely to be disturbed by the work is identified and, so far as is reasonably practicable, removed before work commences.

For the information you provided below, that would be considered, read and commercial. If the common areas are a workplace, an inspection for asbestos and an asbestos register is required for building constructed before 31 December 2003.

Below is a link to SafeWork Australia's, Strata Title Bodies Corporate and the Work Health and Safety Laws FREQUENTLY ASKED QUESTIONS

http://www.safeworkaustralia.gov.au/sites/SHA/News/Documents/Strata_Title_FAQ.pdf

TAX INVOICE

ASBESTOS SURVEY

No. of Units: 4
Date: August 2013

The inspection is based on walk through probability of Asbestos Containing Material

The aim is to understand if the ACM is and to each identify a site to health.

Inspection of all common areas -
- plant and equipment
- site locations of ACM
- take samples for testing where deemed necessary and safe to do so

Laboratory analysis of asbestos samples (including safe transfer of samples, testing, MIC and subsequent reports by NATA Accredited Laboratory, will be an additional cost and incurred separately.

Excludes Register and Plan

CHS/MCA Assessment - 3 Point Check
Strata Data mandatory after (later extended to 31 December 2013)

CHS/MCA Assessment - 3 Point Check	\$300.00	\$300.00
Strata Data mandatory after (later extended to 31 December 2013)	\$300.00	\$300.00

Please make cheques payable to **UnitCare Services**

Payment is accepted directly in AUD Australian dollars as follows:

High 012000 Account: 108110007
EFT/BSB: 2539 00
EFT/BSB: 2539 00
PAYMENT STRICTLY BY DATE

SURCHARGE OF 2.5% APPLIES PER MONTH OVERDUE

GST:	\$48.00
Sub Total:	\$648.00
Total Inc GST:	\$696.00
Payments/Credits:	\$0.00
Balance Due:	\$696.00

Payment Method: Credit Card

Total: \$696.00
Total Inc GST: \$696.00
Less Paid: \$0.00
Amount Due: \$696.00



asbestos is located is readily available.

So there is no obligation on owners to investigate asbestos in units unless the residence is being used for, or as a part of, a business or undertaking. Despite this, unit owners are paying for this expensive service.

A Unitcare client, who prefers not to be named, wasn't properly informed of the legal aspects of installing an asbestos register box at her body corporate's AGM. She says, "We were made to understand it was a legal requirement" and that it cost them, "an arm and a leg."

Asbestos registers and their boxes aren't legally required for residential only unit groups, are costly and make it harder to sell properties. We actively advise our clients against this unnecessary practice. If your group has such a box we suggest its removal and that you seek reimbursement from the offending manager. The latest invoices are for around \$1,200.

We wonder who benefits from this misinformation

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



BABY BOOMERS ARE BRINGING CHANGE TO HOW WE LIVE.

The following article was published in thenewdaily.com.au on September 13th 2014. It provides some insight into the effect those born between the second world war and the early 1960s will have on housing.

The baby boomer generation is set to turn the retirement accommodation market on its head, challenging and changing the way society and governments think about how people live after they retire, say experts on housing and the ageing population.

Demographer Chris McNeill says longer life expectancy, sheer numbers and wealth of the baby boomer generation will change the shape of retirement living over the next two decades.

- City living for under \$400k? You're dreamin'
- Should you buy or rent a house? We ask an expert
- Looking for a house? Search nationwide here

"I suspect the baby boomers will turn the whole concept of retirement living on its head," says Mr. McNeill, who is a former policy advisor to the Victorian branch of the Urban Development Institute of Australia.

"Whereas the traditional image of a retiree has been one of frugality with a preference towards the great Australian road trip, winters in Queensland and, eventually – and often reluctantly – a retirement village, I suspect the Baby Boomer generation will be characterised by the vast range of paths taken."

He is not alone in that view. Harley Dale, chief economist at the Housing Industry Association, says the retirement housing market is already diversifying, with options extending beyond the traditional 'retirement village' environment.

Mr. Dale says retirees and baby boomers approaching retirement are looking to maintain an independent lifestyle for as long as possible, and that means shunning the group living for lifestyle options.

They are also aiming to maximise their post-retirement financial set-up. He says this may mean some will sell their current residence and move to an inner city pad, coastal or bush retreat. Others may subdivide their existing family property and build two or three new homes/units on it – one for themselves and the others for their children or for investment purposes.

"The retirement market is wide and varied and set to become more so as those in what you would loosely call Australia's retirement age cohorts grow in numbers disproportionate to the working age population," Mr. Dale says.

With the number of people reaching retirement age in 2023 expected to be 14 per cent higher than it is today, Mr. Dale says the mix of existing and future retirees will demand a broader range of housing options.

"I'm not convinced politicians fully grasp the implications and challenges of this demand variation," he says.

"It means a wide continuum of housing options needs to be on the table. Retirement villages, lifestyle communities for retirees, current homes modified to allow for a comfortable ageing in place for those who desire it, are just three starting examples," he says.

"Baby boomers will turn the whole concept of retirement living on its head."

Mr. Dale says there is also a demand for sea-change living, tree-change



living, and "no doubt other descriptions of housing preferences yet to be invented".

"Some retirees will want to down size in their existing neighbourhood, but not the exact current location," he says.

"Some, especially among the second cohort of Baby Boomers, may want to be closer to a city in an apartment, or in a one or two storey 'walk-up' apartment, for example. Some, possibly many, as the demands on super to adequately fund retirement grows, will want to knock down a detached house on a large block and build two or three smaller dwellings on the same site – one may or may not be for them."

The HIA spokesman points out that retirees "will justifiably, feel they have a right" to consider taking up any of these housing choices and probably more, presenting a political challenge for governments.

Chris McNeill says given the comparative wealth of many Baby Boomers there will be more "glamorous lifestyle" on show than previous generations were able to enjoy.

"Of course, that's not to gloss over the fact that a significant cohort will not have discretionary income in retirement," he says. "For a great many, retirement will be all about watching expenditure closely, sometimes very closely."

But Mr. McNeill says that Baby Boomers will have "widely divergent" approaches to retirement living.

"Some will be determined to remain in the family home until they are carried out in a box, while others will move through a series of housing types from the detached family home, to the townhouse or unit, then to an independent living unit, to assisted care and finally to a full care facility," he says.

"Others will leap from several stages in that housing cycle depending on health and other circumstances."

Mr. McNeill believes most retirees will probably remain in the area they're familiar with to be near family, friends and "other less tangible things like the family doctor, pharmacist, coffee shop and so on".

And finally, as a reaction to the ever-rising property prices, some might decide to hand the family home over to the next generation "subject to the provision of a unit 'out the back' or nearby".

"In short, the decision will depend on the mindset of the individual concerned, their financial circumstances and proximity to a range of things including family, friends, medical facilities and other points of familiarity" □

In Daily Sept 13 2014 <http://thenewdaily.com.au/>

LEADERSHIP SERIES: KINGSLEY KNOTT

Seeing the exemplary leadership of our Body Corporate Officers, we've decided to conduct interviews to explore their differing perspectives on leadership.

In our series, we discuss difficult management decisions, personal challenges and what it takes to be an Officer.

We will be publishing the results in our newsletters and on the UnitCare blog at http://www.unitcare.com.au/case_studies.html. If you're interested in being interviewed, please contact us at mail@unitcare.com.au.

Kingsley Knott is the Presiding Officer of the eco village Christie Walk. He was a high school teacher for over 30 years, has been chairman at the residence association of Willunga and likes to spend his time in the sun with his dog, Bill.

UnitCare chatted to Kingsley about what leadership means to him and the challenges he has faced.

Despite Kingsley's leadership experience, he remains sceptical of its merits, stating,

"There are two things wrong with [leadership]. It's stressful on the individual, like me and it occurs to me often now that I could be leading them in the wrong direction."

He continues, "I don't offer any leadership at Christie Walk.

Technically, I am Presiding Officer of this community corporation. That's purely a figurehead position. I'm an unwilling leader..."

Kingsley prefers to encourage the people around him rather than lead in an official capacity. He notes, "There are people here who are older than me with wonderful life experience and there are people who are younger with all manner of visions for the future."

Christie Walk is a little bit different to the average residential units, with the body corporate functioning as an eco village.

An eco village, Kingsley explains, is "a group of functioning, connected individuals who believe that we need to build and live in a way that is likely to be more sustainable than the way the mainstream are doing it."

Perhaps it is Christie Walk's peaceful atmosphere that has catered to Kingsley's relaxed leadership style. He says, "Personally and individually, we're pretty supportive of each other. You don't hear much gossip or stuff like that."

Not to say that the group hasn't faced difficulties, "We have challenges like the lift breaking down and needing nine thousand dollars for repair and we've either got that covered

by insurance or by our own sinking fund that by UnitCare's guidance we've established over the years."

Speaking of his past years as a schoolteacher and chairman at Willunga's residence association, Kingsley notes that leadership is not something that has come naturally, "It was never easy. It might have been character building. It's not something I choose to do anymore."



Speaking of his years as a chairman, he says, "I was a leader there, I used to put out newsletters and write submissions to the authorities. I don't do any of that anymore... It's like somewhere in my consciousness a little voice says you've done that you don't need to do that anymore."

"I remember so clearly my father used to say to me: think for yourself lad. That was his mantra for me." And that mantra continues to shape Kingsley's choices to this day, he says, "Trust and

leadership that lets them develop their own sense of self and their own approach to life... That's become the way I approach people."

"There is no leadership required by this building, not in my estimation." He continues, "Because there are enough fully functioning adults who have a good set of communication skills to be able to figure out their own pathways."

But when communication breaks down, Kingsley is the first to step in. He says, "Sometimes people's need to move and shake denies the rights of others to do what they're doing. Part of my leadership in this place is to call these people and say look you may not have intended this but the upshot of your actions [is damaging]."

Kingsley reflects on the past challenges with an open mind, saying with a laugh, "My work as a counsellor is all about change, growth and healing. If I can't manage it for myself then it's not a good look" □