



viewpoint

UNITCARE SALA AWARD

UnitCare has been supporting the South Australian Living Artists Festival for some 7 years now. Our support is through the UnitCare Services Digital Media Award.

This award seeks to encourage experimentation in new media and is for artists working in digital art including computer, moving image, virtual, interactive, sound, and internet platforms. The prize is \$5,000 cash.

This year the winner is Maddie Grammatoploulos.



Maddie's work, Which Made This Place Home, merges the moving image and installation, with a film projected on the wall and settings from the film meticulously recreated in the room itself. It is an engrossing and emotionally engaging experience.

Maddie's work closes on October 28th.

WHERE: Carclew, 11 Jeffcott St, Karna Country, North Adelaide

WHEN: Two shifts 5:30pm – 6:30pm and 7pm – 8pm

This event has a strictly limited capacity, and mask wearing will be mandatory

Please book for the 5:30pm or 7:00pm shift using this link:

<https://events.humanitix.com/refractions-sala-exhibition-carclew-sharehouse-residents>

Maddie said "...and of course, it's not about money, never is, but I did end up spending about the amount of the award on the project out of my own pocket, so I am extra extra grateful to have that support in the ol bank account. As you all know, not the easiest year for artists work wise, so please send my regards and gratitude to UnitCare."

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



COMMUNITY TITLES - FAILURES BY MANAGERS

The Community Titles Act (CTA) came into effect in 1996. The Act ushered in a new form of ownership that differs greatly from strata titled units.

How does it differ? The owner of the 'lot' owns the land beneath their building and the sky above. This applies to all community titled groups except where one lot is built above another. Then they are treated much like strata titled units; that is the body corporate owns the buildings.

Recent cases have highlighted how body corporate managers continue to oversee owners spending community corporation funds on lot owner's properties. The common funds are being spent maintaining private property. This is a breach of the community corporation's duties under Section 75 of the Act.

Example 1 - Gutter guard: Some \$5,000 spent on gutter guard on 8 lots in a 22 lot community title. The gutters are clearly the property of the respective lot owners. The manager failed to advise the owners present at the AGM that this was a misuse of corporation funds. The challenge in this case is that so few owners turn up at meetings. In this case a couple of contractors own properties at the group and do turn up to meetings. One of the owners got the gutter works. The manager explained his decision not to obtain competitive quotes for the work..

With reference to [redacted], they are a reputable builder with a personal interest in ensuring good quality work for this corporation. They have been managing building repairs and maintenance for the corporation for a considerable period of time with no complaints or issues regarding their works. My personal opinion is they are the best contractors for works to do with your group.

Example 2 - Amend By Laws. Manager recommending a new By-Law to make the community corporation responsible for painting the exterior of all lots. Our legal advisor stated that it looks to be 'ultra vires'. This is an old legal term meaning 'beyond the powers'. In this case beyond the powers of the community corporation and its owners to create a by-law as it contravenes the Community Titles Act. It is noted the BCM withdrew the application they lodged with the Lands Titles Office in July. We understand that the LTO rejected the application as it failed to meet the requirements of the CTA.

Example 3 - Special Levy . Manager raises a special levy without the minutes of a meeting. The CTA section 114 spells out the legal requirements for raising levies.

Contributions by owners of lots

(1) A community corporation must, in general meeting, fix the amount it requires by way of contributions from the owners of community lots.

(2) The amount must be fixed by an ordinary resolution of the corporation and not by the management committee.

Example 4 - Painting. Manager pays \$25,000 for the cost of painting works on some lot owners private properties. The funds were taken from the corporation's bank account. There are no minutes of meeting to approve this expenditure as required by CTA Reg 21:

Expenditure by a community corporation:

a) of less than an amount that is equivalent to \$2,000 multiplied by the number of community lots in the scheme must be authorised by an ordinary resolution of the corporation;

b) of the amount referred to in paragraph (a) or more but less than an amount that is equivalent to \$5,000 multiplied by the number of community lots in the scheme must be authorised by a special resolution;

c) of the larger of the two amounts referred to in paragraph (b) or more must be authorised by a unanimous resolution.

In addition the CTA and the By-Laws make the owners responsible for their respective lots, not the community corporation.

Example 5 - Road Repairs: Again no general meeting. A breach of the CTA and the corporation's by-laws.

Example 6: Failure of manager to properly advise owners of their maintenance obligations at their inaugural meeting. To the contrary encouraged owners to see major works on their private lots as an opportunity to have the community corporation organise their quotes and works. The following appeared in their minutes...

9. COMMON PROPERTY MAINTENANCE

9.1 Maintenance
Each lot owner is responsible for the maintenance of their particular lot and the fixtures therein, in accordance with the By-Laws. However, it is sometimes more practical for the Corporation to undertake some maintenance tasks when required, and ensure that cost effective work is completed on all buildings.

Owners are now in dispute over the use of corporation funds.

Owners and management committees rely on their body corporate manager to provide them with good advice on their rights and responsibilities in relation to the Community Titles Act. Management agreements oblige BCMs to do so. In these cases they have failed.

Best practice - a link to an explanation of who owns what in a Community Title.

http://www.unitcare.com.au/bp_community_introduction.html

http://www.unitcare.com.au/pdfs/notes_lot_owners.pdf

emergency numbers

Plumbing , Gas, Roof Leaks	8364 5855
Electrical	8274 0100
Building repairs, breakins & glazing	1300 362 515
Police to attend - noise/robbery etc	131 444
State Emergency Service storm/flood	132 500

Always be kind.
If you see someone falling behind, walk beside them.
If someone is being ignored, find a way to include them.
If someone has been knocked down, lift them up.
Always remind people of their worth.
Be who you needed when you were going through hard times.
Just one small act of kindness could mean the world to someone.

USEFUL LINKS

Our colleagues at www.lookupstrata.com.au have sent us some useful links.

The following are from some of their most viewed pages...

www.lookupstrata.com.au/sa-neighbour-smoking-on-balcony/

www.lookupstrata.com.au/category/parking/parkingsafaq/

www.lookupstrata.com.au/factsheet-maintenance-common-property/

<https://www.lookupstrata.com.au/category/noise/noisesafaq/>



ADELAIDE CITY COMMUNITY SHED

The Adelaide City Shed has now been running since April this year. <http://adelaidecityshed.net>

Traditionally a space dominated by men, this community shed is open to everyone and anyone, with men, women and the LGBTQI community invited to get involved in a hands-on project.

The project was instigated and championed by the Lord Mayor's husband, Gregg Mitchell and is supported by Council and UnitCare

"This isn't just a Men's Shed, anyone can get involved. The space is a chance to share ideas and skills and to discuss your methods and pick up new techniques," said Mr Mitchell.

Meeting every week, the group are putting their minds and skills towards making bird boxes for the Cuddlee Creek area which was destroyed by bushfire in 2019.

City Shed President Gordon Russell says the space will be more than just a workshop.

"There is a saying in the Shed movement that the most important tool in the shed is the kettle," Mr Russell said.

"The objectives of the Shed are to advance the health and well-being of our members by providing a safe and happy environment where skilled and unskilled members can pursue hobbies, learn new skills and contribute to the community.

With backyards getting smaller, the traditional shed is harder to come by. The Adelaide City Shed will be a place to share tools whilst avoiding the costs and clean-up of doing it at home.

Community Projects

Our City Shed is committed to assisting residents and its wildlife through:
 Bird and Possum boxes
 Planter boxes for residents
 Resident's projects



The Adelaide City Shed is based in Franklin Street workshop, Makerspace, a state-of-the-art space equipped with all the necessary tools and equipment.

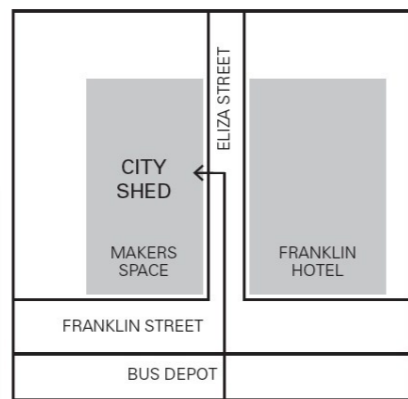
Adelaide Lord Mayor Sandy Verschoor said it is an important initiative.

"Whether you're as skilled as a tradie or still learning the difference between a screwdriver and a Phillips head, I think it's important the City Shed is open to everyone," the Lord Mayor said.

"As we slowly return to normal practices after the impact of COVID-19, I think this project will provide a real opportunity for people to socialise and is a great alternative to the pub or sporting field."

The City Shed is open every Monday from 10am to 4pm.

Get on the tools



"I wanted to build a 'Street Library' for the South East City Residents Association"

Ron
City Resident

"The City Shed has great facilities and advice so I could frame my mosaic"

Keith
City Resident

UNLOVED UNITS READY TO JOIN PROPERTY REBOUND

Originally published in The Australian on 24 Aug 2021

Residential apartments – the poor cousins in the investment property market – may have finally turned the corner as bigger units lead a rebound. Unit prices – and rentals – are lifting in a delayed response to the best housing market for years. But any potential rebound is expected to look quite different to the pre-pandemic scenario.

Apartment buyers are looking for units outside the student-heavy CBD districts of Sydney and Melbourne. Moreover, the work-from-home trend is underpinning a move towards larger apartments, with traditional one-bedroom flats often struggling to keep pace.

A new report from BIS Oxford Economics, which is among the most bullish to hit the market in recent months, says the apartment market has "passed the trough" brought on by tight credit on the onset of the pandemic.

The report says the average apartment size increased by 15 percent over the last year. Meanwhile the latest sales figures show three-bedroom apartments are the strongest category at present.

Low interest rates, price gains and government incentives are put forward as key factors in a sector where "risk is tilted to the upside".

"Apartments have some catching up to do - if we get to a period where lockdowns are behind us I would not be surprised to see apartments outperform houses in the future," says Louis Christopher of SQM.

Certainly the numbers are moving in the right direction. National unit prices are up about 7 per cent over the last year – a reasonable improvement, though still less than half as strong as residential house prices, which are up 15.5 per cent over the same period.

Meanwhile rental prices across the market have lifted more than 13 per cent – the fastest move in half a century. "I would be careful, the apartment market is seeing better numbers but location remains crucial and the inner city zones around universities are to be treated with caution," says NAB chief economist Alan Oster.

The bank is forecasting the jump in dwelling prices this year which is expected to reach close to 19 per cent will be followed by a much



milder appreciation in 2022, when prices may lift by only 4 per cent.

However, the Oxford Economics report highlights two strong indicators in the apartment market. Apartments may well benefit from a range of key infrastructure projects set to open across the nation in the months ahead, including Sydney Metro (stage 2), Melbourne's Metro tunnel and Brisbane's Cross River Rail.

For investors the report also notes that apartments have managed to outpace other income investments, such as bonds or bank deposits.

According to the report author Maree Kilroy "National gross rental yields have held between 4 to 5 per cent while term deposits and treasury bond returns have dipped below 2 per cent a year. The yield premium accruing to units have never been this high."

Investors will most likely want to see a complete rebound in apartment prices and rentals before entering the fray with the enthusiasm seen in the last cycle, which ended after lending restrictions came into force in 2016.

So far this year prices have moved higher across the unit market, but the rental outlook is still mixed.

Rental growth has been strongest outside the Sydney and Melbourne centres, with Perth for example showing a 15 per cent lift in rentals inside the year. In contrast,

Melbourne rentals went backwards with the city revealing a minus 5 per cent unit rental change over the last 12 months to June 30.

Christopher at SQM says apartment prices could mirror the run up we have seen in house prices but he believes the current trend for bigger apartments may not last, especially since smaller units are more profitable per square metre for developers.



James Kirby | The Australian
theaustralian.com.au

www.celebritiespeakers.com.au/speakers/james-kirby

VOLUNTEERING IN SA: TIME TO GIVE BACK

While volunteering might be a selfless act, these unsung heroes show that giving your time can deliver rewards that far outweigh the time invested.

The couple has grown seedlings for Trees for Life for the past 30 years and became involved in the Bush for Life program soon after they retired in 2013, taking custodianship of two parcels of remnant native vegetation totalling almost five hectares. They have been trained in general botany and local flora to distinguish weeds from native grasses.

<https://salife.com.au/people-places/volunteering-in-sa-time-to-give-back/>

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As volunteer Bushcarers, McLaren Vale's Lynne and Ian Norman have discovered a great sense of satisfaction in adopting two Bush For Life sites atop Willunga Hill.