



SALA FESITVAL

South Australia hosts one of the largest festivals of artists in the world. August is visual art month in South Australia. Since its inception in 1998 the annual SALA Festival has celebrated and promoted the diverse talents of South Australian Living Artists.

SALA is an innovative open access visual arts festival presenting thousands of artists through unique collaborations and exhibitions in hundreds of exhibition spaces throughout metropolitan and regional South Australia. The SALA Festival is a truly unique state wide celebration of the visual arts and it is absolutely free.

This year UnitCare will be an art venue for the Hyper-Text-Ure exhibition. UnitCare is also a SALA award sponsor. You are welcome to visit during the festival ☐

HYPER-TEXT-URE
crossing the line

Evie Photakis -- Gordon Russell
-- Melanie Joy Steadman --

An exploration of what it means to 'cross the personal boundaries of one's consciousness' expressed through photography and sculpture.

SALA AUGUST 1-24 2014

Launch: Sunday Aug 3
2pm - 4:30pm

52 Fullarton Road, Norwood
RSVP by July 20
eviephotakis@hotmail.com

www.facebook.com/hypertexture

ASSOCIATION FAILING UNIT OWNERS

At present our office is receiving many new groups a month. Most are from other managers, their clients frustrated by the lack of service and transparency.

One manager has lost \$130,000 of business to our firm over the past two years.

Rather than take a look at themselves and change their culture to one of great service, they have once again taken legal action against our firm.

The latest lawyer's letter complains about our website. The site contains a comparison of five managers, their fees and services.

They allege 'misleading or deceptive or which otherwise infringed our client's rights', but provide no evidence. We requested evidence some months ago but to date no reply.

It saddens me to see many of the large firms focusing on maximising their income ahead of their client's best interests. Many have set up or have an interest in or by maintenance firms, debt collection agency and most recently a finance firm.

They all belong to the Strata Community Australia (SCA) and have signed up to their Code of Conduct.

The code requires members to.. (see page 1 article or visit the SCA website for the full code of conduct at ...

http://www.stratacommunity.org.au/sites/default/files/code_of_conduct.pdf

The reason unit owners are sacking their managers is that they fail in some or most of the code of conduct. The SCA, is, I believe, failing in its duty to ensure that it supports its members in complying with its code and so improving the reputation and income of all its members.

With more than half of body corporates in South Australia choosing to not have a manager, the industry could do with lifting its performance and put their clients interests first ☐

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	0404 165 338
Police to attend - noise/robbery etc.	131 444
State Emergency Service storm/flood	132 500



STRATA MANAGER IN COURT



Article withheld

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SA HOUSING PRICES ON IMPROVE

Our thanks to the Real Estate Institute of S.A. for the following good news story.

The South Australian property market has begun 2014 on a positive note and the good results look likely to continue throughout the year, according to the Real Estate Institute of South Australia.

Commenting on the release of the Valuer General's median house price data for the 2014 March quarter, REISA President, Mr Ted Piteo said that the median house price for Adelaide had shown a significant rise of 4.43% from \$393,000 to \$410,399 over the 12 month comparison.

"Last year saw the median price climb over the \$400,000 threshold for the first time in three years. This quarter sees the median price pass \$410,000 – for the first time ever – representing a new record for the Adelaide property market".

In the March quarter, 3,841 houses settled across the Adelaide metropolitan area, while 12 months ago, the same quarter saw 3,637 houses settled. Across the entire State, 277 more properties were sold compared to the same period last year.

"2014 has started off well and looks on track to beat last year's results"

"With the new sales legislation commencing on 1 January, prospective purchasers are more confident than ever before in entering the real estate market. The sales process is now more transparent and vendors must now be much more realistic and accurate in the pricing of their homes. Purchasers also continue to have enormous access to their own research and all these variables are coming together to make the real estate process as equitable and efficient as possible," Mr. Piteo said.

Suburbs which have seen the largest growth over a 12 month period were Kingswood, Netherby and Largs Bay. These topped the list at 57.2%, 49.64% and 49.36% respectively. Other big movers included Mitcham and Greenwith.

Top selling suburbs in terms of recorded sales over the March quarter were Aldinga Beach, Morphett Vale and Mawson Lakes.

"The top selling suburbs are exactly the same as the last quarter and show that affordable suburbs will always be in high demand. Quality infrastructure, access to higher education and proximity to the waves will always be strong selling points for first home buyers and investors" Mr Piteo said.

More broadly, the quarterly statistics showed that South Australia recorded growth of 3.59% compared to the same quarter last year.

The median price for South Australia remained at \$375,000 for the second quarter in a row – at the highest level for the last 2 and a half years.

The unit and apartment market remained stable with a 1.67% rise in the median price compared to the same quarter last year. Sales were at a status quo.

"2014 has begun on a positive note. The median price is at its highest level ever and the key indicators are all solidly pointing to a good year ahead for the real estate industry. Consumers are more confident and optimistic – not to mention prepared - about entering the market and this can only be good news for families making the biggest investment they will ever make and for investors looking to purchase a property for quality tenants" Mr Piteo said ☐

COMMUNITY TITLES EXPLAINED

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

SMOKE FREE DECISION

Is your body corporate considering a No Smoking rule? If so we recommend using a professionally crafted resolution.

To pass such a resolution will require a Special Resolution, then the lodgement of the new Article (Strata Corporation) or By-Law (Community Corporation) with the Lands Titles Office. For Strata Corporation's we also recommend that your group take advantage of the new provision to apply a fine of up to \$500 for breaches of the Articles. Both resolutions can be lodged together.

Call our office if you need help with a no smoking resolution ☐

COMMUNITY CORPORATION	INC
Motion for Additional By-Law	
The Community Corporation No. _____ INC by SPECIAL RESOLUTION pursuant to section 39 (1) of the Community Titles Act 1996, varies the by-laws of the Community Corporation by make an additional by-law in the following terms:	
New By-Law No.27	Smoking Restrictions
1. All common property areas are smoke-free areas.	
2. The proprietor or occupier of a Lot, or an invitee of a proprietor or occupier of a Lot, must take all Reasonable Steps to prevent smoke caused by Smoking from drifting on to or penetrating common property or another Lot.	
3. For the purpose of this by-law 'Smoking' means to hold or otherwise have control over an ignited smoking product or implement.	
4. For the purpose of this by-law 'Reasonable Steps' includes –	
a. Where a proprietor, occupier or invitee on a Lot is in close proximity to another Lot or common property, the proprietor, occupier or invitee must not smoke.	
b. Where wind is blowing in the general direction of another Lot or common property, an proprietor, occupier or invitee on a Lot must not smoke.	
5. Where any term used in this by-law is defined in the Community Titles Act 1996 (or any replacement or amendment of that legislation), then the term has the same meaning as the term has under that legislation.	
6. To the extent of any inconsistency between this by-law and any other by-law, then the provisions of this by-law prevail.	

MAN, 85, CHARGED WITH SHOOTING STRATA MANAGER

The following is the story of the shooting of a Sydney body corporate manager at a meeting of owners. It is understood that there was a great deal of frustration with the manager, and that this extended over many years. The contract with the manager was contested unsuccessfully by the owners. This tale reminds us that holding onto dysfunctional relationships can result in shocking outcomes.

April 25, 2014 Megan Levy, Saffron Howden Fairfax Newspapers

An octogenarian in his hospital bed has been charged with shooting with intent to murder after an argument at a strata meeting in south-western Sydney. The 85-year-old, Ili Studor, allegedly shot 66-year-old Stephen Smith in the neck, on the landing of Cruachan Court on Quigg Street, Lakemba on Thursday night.

On Friday afternoon, he was charged with shooting with intent to murder, possessing ammunition without a permit and possessing an unregistered firearm.

He will face court in a bedside hearing at Royal Prince Alfred Hospital on Saturday.

Police said the octogenarian suffered head injuries on the stairs inside the building after the shooting.

The strata manager, 66, and the octogenarian both remain in hospital.

"It's very lucky no one else was seriously injured", said Inspector David McCloskey when the older man allegedly pulled out a long rifle at the strata meeting and fired it.

Mercedes Bush, who owns a unit in the block, told Fairfax Media she was one of seven owners who attended the strata meeting at 6.30pm on Thursday. She claims that, during the meeting, the owners voted to "get rid of him [the strata manager]".

Ms Bush said she was standing between the strata manager, whom she named as Stephen Smith, and the 85-year-old, whom she named as Ili Studor, when the shooting occurred.

"I was there last night. I saw it. I was between the man and the other man," Ms Bush said.

"He [Mr Smith] had blood on his neck and I think he jumped from where he is standing last night, he jumped from the stairs ... I saw them in the corner after the shooting ... Mr Stephen is very big, more than Mr Studor, he's only five foot and very skinny and he is 85 now.

"Of course I was scared. I ran away from them and fled to number six unit to escape from them, but everybody ran away."

Mr Studor had been wearing a black tuxedo for the strata meeting because he had appointed himself acting strata manager, Ms Bush said.

She did not think he was carrying the rifle - which she thought was about 15 centimetres long - when he arrived at the meeting.

The firearm looked like a toy gun, Ms Bush said.

Police said they were called to the block about 6.45pm after reports of a shot being fired.

Ms Bush said Mr Studor had lived in the unit block since 2008, and kept mainly to himself.

"I only know that he has a gun when he shoot the man, but I don't know, he keeps to himself. This is the first time that I saw him that

he has a gun, because he shoot the man last night," she said.

"After he shoot him he ran away on the steps going down, and he was on the concrete. I think Mr Stephen jumped from where he was standing last night, jumped from the stairs to grab Mr Studor."

Ms Bush said the owners had been unhappy with the strata manager for several years, and had even made an application to a tribunal to terminate his services.

Another neighbour, Constantine Birbas, told Channel Nine that he had known Mr Studor for nearly eight years and he was shocked to hear of Thursday night's alleged events.

"He's always a quiet person. He told me he was lonely, he had never



been married, and he's more than 80 years old," Mr Birbas said.

"He's always active. He... does little jobs around, and I thought he owned the place, I never ask him and then he's the same religion with us, he send us Christmas postcards with Greek names on it every year.

"I don't believe it. It's unbelievable whatever happened, you know?"

Mr Smith has been contacted for comment ☐



Follow the link below to view ABC TV news item.

<http://www.abc.net.au/news/2014-04-25/85yo-to-be-charged-over-strata-meeting-shooting/5411070>