

# What unit owners are saying about UnitCare

'... and I think you missed your calling as a diplomat. If it hadn't been for your persistence and flexibility the whole thing would have fallen through'

Leonie Randall, Oaklands Park

'I would like to thank you for your unfailing courtesy, and express my appreciation of your management, being prompt, efficient and very business-like, and the assistance and information that you and your very able staff were always so ready to give me'.

Mrs. Nancy Hill

'The assistance of UnitCare has been invaluable during the protracted negotiations and final change over from Strata to Community Corporation. We are now reaping the benefits'

Brian Dolling.

'As presiding officer of Opey Mews management committee I wish to thank the staff at UnitCare for their prompt and courteous attention in dealing with the many issues raised during my term. Moving our business to UnitCare Services was the best decision we ever made and it has been a pleasure doing business with them'

Philip Burford

'They have been very helpful and supportive during a difficult time for our group'.

Mrs Emmerton, Firle

## Peace of Mind for Unit Owners

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**unitcare**  
**services**

PEACE OF MIND FOR UNIT OWNERS

## Why use UnitCare

Appointing a manager is a big step for unit owners. You need a manager that has your interests at heart, is qualified and trustworthy.

To protect you, UnitCare Services provides:-

- a contract explaining:-
  - services included in the fee
  - commissions
  - termination arrangements
- a money back performance guarantee
- a three month money back trial
- 1st month free for groups of 10 + units
- unit owner kit for all owners
- contractors with insurance cover
- an after hours service
- trained managers
- professional indemnity insurance

# SELF-MANAGED CHECKLIST

Is your Strata Corporation protecting your assets and lifestyle?

Use the checklist inside to see how your Corporation rates.



**REI**  
Real Estate Institute  
of South Australia

# Peace of Mind for Unit Owners

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Owning a unit can be fraught with risks to your assets and lifestyle if your Corporation is failing to carry out its responsibilities.

Use this check list. Tick the boxes and check out how you and your Corporation are doing.

This list is not exhaustive but will highlight potential problems.

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Our Corporation is looking after our assets by maintaining the buildings and common property in good repair | <input type="checkbox"/> Our Corporation has a reserve fund for the next painting job                               | <input type="checkbox"/> Our meetings are professional and pleasant   |
| <input type="checkbox"/> Our buildings are insured for their full replacement cost   | <input type="checkbox"/> Our Corporation has the Common Property Title in a safe place                              | <input type="checkbox"/> Our Corporation welcomes new members with information on their rights and responsibilities |
| <input type="checkbox"/> Our Corporation had an annual general meeting in the past 15 months   | <input type="checkbox"/> All sheds, skylights, air-conditioners and pergolas on the property are approved and legal | <input type="checkbox"/> Our Corporation keeps all members up to date and well informed                             |
| <input type="checkbox"/> Our Corporation has a Presiding Officer, Treasurer and Secretary  | <input type="checkbox"/> Our Corporation has an up to date copy of the Strata Titles Act                            | _____ Total   |
| <input type="checkbox"/> Our elected officers know their duties and liabilities  | <input type="checkbox"/> Our Corporation helps resolve disputes between members                                     | Score: 0-5 at risk. 6-9 need help. 10-15 on the right track   |
| <input type="checkbox"/> Our Corporation protects its offices with office bearers liability insurance cover                          | <input type="checkbox"/> Our Corporation resolves disputes with tenants   | How did your Corporation rate?<br>Give us a ring (8333 5200) if you need information on how we can help your        |