

HUGS & RECIPIES FOR UNIT LIVING

Life Giving Hug

Last year a set of twins were kept in their respective incubators, and one was not expected to live. A hospital nurse fought against the hospital rules and placed the babies together, an arm over her sister. The healthier of the two threw in an endearing embrace. The smaller baby's heart rate stabilised and her normal.



born and each was in incubators, and one hospital nurse fought and placed the babies were placed together, an arm over her sister. The smaller baby's temperature rose to

Let us not forget to embrace

those whom we love.

Recipes for Unit Living

We are planning a new feature on our web site. We will be covering food (recipes for 1 or 2), where to get help with cleaning and home care, maintenance hints and where to get help and more.

If you have any favourite meals that suit 1 or 2 people please let us know by fax, mail or even email. We will publish them on our web site with acknowledgement.

Audit Report

The annual independent audit has been undertaken. As is our policy a copy of the report warts and all is forwarded to the Treasurer's of our client groups. Our clients trust us with their money and pay for the audit, it's the least we can do.



Gordon Russell CPM
Managing Director
unitcare@senet.com.au



POLICE - NEW NUMBER

The SA Police have changed their contact number. The new number is **131 444**. This brings the local number into line with other state police forces.

emergency numbers	Service	Number	Unitcare Fleurieu Peninsula Local plumber: Fawcett Plumbing
	Breakins, Electrical, Glazing	0412 420 544	0414 835 566
	Plumbing, Gas, Roof Leaks	0418 829 644	
	Police to attend - noise/robbery etc	131 444	
	State Emergency Services	8204 2999	

www.unitcare.com.au

NEW ELECTRICITY CHARGES



Unit owners and all South Australians consuming electricity will soon be subject to changes in the regulation of electricity pricing. This move is known as Full Retail Contestability (FRC). This is a consequence of South Australia entering the national electricity market. The market came into operation in December, 1998, as part of the deregulation of the Australian electricity industry. Its aim was to promote more efficient electricity use and to eventually lead to either a reduction in prices or at least a stabilisation of prices. South Australia, New South Wales, Victoria and Queensland are involved. Households are able to buy their power from the retailer of their choice. SA households will enter what is known as "full retail contestability" from January 1 2003. The prices are set by the National Electricity Market Management Company (NEMCO) which operates a pool system through which all electricity is traded. Generators are paid for the electricity they sell to the pool and retailers and wholesalers pay for the electricity from that pool. The price charged to consumers is an average of the price over each half-hour period during the day. Since the commencement of the market businesses have seen price increases ranging between 15 per cent to 80 per

cent. Consumers have been warned they could face increases of up to 30 per cent from January 1st 2003.

The pricing is overseen by the South Australian Independent Industry Regulator. Their web site in part states:

Responsibility for the implementation of FRC rests largely with the Government and the electricity supply industry. It is the role of the SAIIR to ensure that consumers are effectively able to exercise choice and therefore benefit from competition. It is also the role of the SAIIR, within the policy setting determined by the Government, to ensure that appropriate and enforceable consumer protection mechanisms are in place.

(our thanks to Advertiser Newspaper (June 2002) and Office of the SA Independent Industry Regulator for this information).

More updates closer to the start date.

Useful web site Industry Regulator www.saiir.sa.gov.au



UnitCare Services
phone 08 8364 0022
southern 08 8370 4002
fax 08 8364 6822
web site www.unitcare.com.au
email unitcare@senet.com.au
P.O. Box 195, Belair 5052

after hours emergencies - phone 8364 0022 for numbers

Termites - Your Options

Termites cause more damage to homes than floods, fire and storms put together. Some 40% of S.A. homes suffer termite attack. Termites are social insects living in colonies of up to a million individuals. The Queen rules the colony and is the mother of all the termites. Without her the colony has no future. Several pest species of termites nest in tree stumps, under homes, in gardens, from which the workers make subterranean tunnels to timber located in our homes within about 50 metres radius of the colony. Most attacks on homes and timber originate from outside. They return to the nest and share gathered food with the queen and all members of the colony.

How do termites gain access? Houses and other buildings provide termites with the ideal combination of

warmth, moisture and food sources. Termites can find ways to enter your house that you've never thought of. They are small enough to gain entry into hidden

areas of cellars, crawl spaces, and concrete slabs, through openings as small as 0.1mm. A loose mortar joint, a small space around a drain pipe, garden soil covering air vents, or a settlement crack in the concrete slab is all they need to gain entry to the home.

Some history. Chemical barriers to prevent the access of termites into the wall and roof timbers have been applied around homes and under timber floors and concrete slabs in Australian homes since 1954.

Organochlorine insecticides such as dieldrin, aldrin, chlordane and heptachlor were used as chemical barriers

u n t i l 1 9 9 5 with the chemical b e i n g active in the soil for ten years to 25 years. S i n c e 1 9 9 5

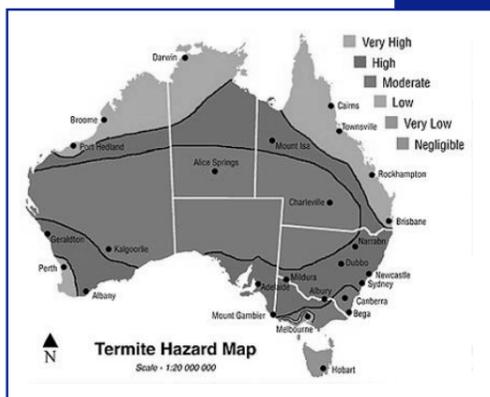
chemicals which have a shorter period of protection have been approved to prevent termite access into buildings with retreatment being recommended every five years

Inspections - how often?

With so many S.A. homes being attacked by termites, it may be wise to undertake an annual termite inspection so that the early developmental

stages of termite infestations are detected and the cause controlled to help avoid significant damage.

What happens at an inspection? A visual inspection is carried out to all exposed timber structures within the units and surrounding grounds. ie: window and door frames, skirting boards, cupboards, exposed flooring, walls, roof void timbers, external fencing, sleepers to gardens, trees and materials stored against walls for termite activity.



Termite Inspections



Some owners have tried to pay their levies at the local Post Office using their BPay number. Unfortunately this is not possible at this time. BPay can be used in conjunction with electronic banking by phone or on the web.

Units - a changing population

Unit sales in Adelaide are still buoyant. In the 7 months to August 2002 we at UnitCare have seen 1 in 10 of units we manage changing hands.

The adjacent table (courtesy of Sunday Mail) illustrates the increase in the value of units in Adelaide.

Some of this demand is driven by investors seeing a bargain and some is driven by a fundamental change in the make-up (demography) of our society. The following is courtesy of the Australian Newspaper..

.....there is now no social prescription for women to get married at 21 and have children by 23, and to exit the workforce at the same time.

The housing model that best fitted young married couples in the early 1970s was the suburban house: a separate house on a quarter-acre block in suburbia, with the husband, father and sole breadwinner commuting into the city.

Women today, in comparison to the early 1970s, complete further education, develop careers and are likely to live in de facto relationships during their 20s.

Again in comparison to young women of the early 1970s, today's twenty-something women are better educated, better established in a career, have financial independence and are less inclined to feel compelled to get married "for the sake of getting married".

Young couples today are likely to live singly, as de facto couples, or to shift in and out of the baby-boomer parental home throughout their 20s.

When and if they do marry (much later in life), they generally have a single child or perhaps two. Indeed there is now a social prescription not to have a "large family", which, by today's standards, is four or more

Address	2000		2001		% change
	Number sold	Median price	Number sold	Median price	
Chappell Dr Glenelg	42	\$255,172	13	\$360,000	41.1%
Broadway Glenelg South	17	\$86,500	14	\$119,000	37.6%
Lipsett Tce Brooklyn Park	11	\$47,000	10	\$64,000	36.2%
Churchill Rd Kilburn	8	\$44,000	12	\$59,000	34.1%
Everard Ave Ashford	12	\$88,250	13	\$117,000	32.6%
Seaview Rd Henley Beach	18	\$64,500	19	\$85,000	31.8%
Leader St Goodwood	10	\$51,000	14	\$67,000	31.4%
Anzac Hwy Plympton	44	\$53,550	44	\$68,975	28.8%
Anzac Hwy Kurrulta Park	32	\$50,500	33	\$65,000	28.7%
George St Norwood	8	\$88,500	10	\$112,750	27.4%

In order to qualify for the top 10 streets, a street had to have a minimum of eight unit sales in 2001 and six unit sales in 2000. The top streets were collated by calculating the median price on each street in 2000 and in 2001 and then determining the percentage change in the median price between these two years. Copyright © 2002 Australian Property Monitors Pty Limited

children.

The separate house on a separate block of land in suburbia holds little appeal to this group, who work long hours in corporate life and whose life revolves around the CBD as workplace and the CBD-fringe as an entertainment destination.

Commuting is both time consuming and a security issue. An inner-city apartment, with minimal maintenance in a secure environment close to the CBD or close to well-lit public transport, appeals to this market.

The late twenties and early thirties single female apartment buyer market is a market that will gather momentum.

Bernard Salt is director of property at KMPG. He is also the author of *The Big Shift*

Unit Values Surge

free checkup

We have been able to save money for many of our clients through insurance premiums, after hours maintenance and preventative works.

If you are not one of our clients, give us a ring and we can review your group's costs to find possible savings.

This service is free and with no obligation.

Call us on **08 8364 0022** or **08 8370 4002** in the South