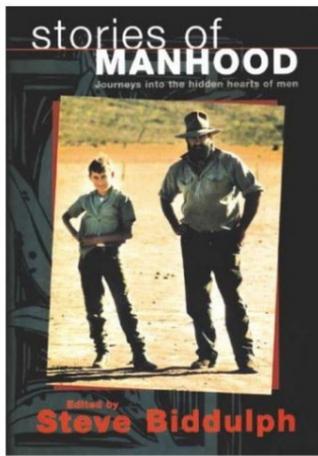


## BEING A BLOKE - STORIES OF MANHOOD



Recently I had the pleasure of joining Steve Biddulph on radio to discuss some aspects of the inner life of us blokes. Be you man or woman his book Stories of Manhood provides an insight into the lives of Australian men through some of its prominent citizens.

The following is a detailed review.

Steve Biddulph, already probably Australia's premier men's movement author with Manhood: An action plan for changing men's lives and Raising Boys, has crafted another stunning book. Stories of Manhood: Journeys into the hidden hearts of men, billed as a companion volume to Manhood, may be all the more impressive for the fact that it is an edited volume. Certainly the book's virtually unequalled emotional and topical range is central to its undoubted strong appeal to anyone interested in men and in the dialectic now raging to establish a new balance of power between men and women.

Biddulph evidently possesses not only a keen voice of his own but also an uncanny knack at bringing together a set of authors who are exceedingly diverse in many different respects—background, topic, perspective, voice. Peter Carey contributes one of the most moving pieces I have ever read, "A Small Memorial" to some children of his who passed through his life and their lives all too quickly. Carey's honesty and spare yet emotionally expressive writing can hardly fail to bring a little mist to the reader's eyes.

Charles Fransen needs only one page to describe a small epiphany, in which he comes to realize that the happiness of an ailing daughter matters more than his boss's anger. Ian Hargreaves takes many of us as close as we may ever want to come to a vasectomy and—in the author's case—its aftermath, which proved painful in more than one way. The author maintains a light touch and avoids self-pity. Leo Schofield memorably sets forth not only abuse suffered in a "Christian Brothers" religious school but also a complex, even compassionate (if unforgiving) portrait of his abuser, a sexually and psychologically twisted instructor memorably nicknamed "Itchy."

Michael Pollard tells us how his "goofy brother," his Big Brother, through some timely and tough-minded yet loving advice, helps him to stay out of jail and eventually set his life moving in a good direction.

Bob Ellis finds a way to come to terms with his aging mother's gradual (and lovingly detailed) departure from this world. Bill Brandt contributes a breath-catching photograph of a man home from the mines, bent over a bucket while his wife helps him in the no doubt vain struggle to clean himself. "The ancient partnership between men and women" is aptly captured in this haunting image.

©2000 J. Steven Svoboda

The book is available at most larger bookshops and online.

[www.stevebiddulph.com](http://www.stevebiddulph.com)



## SHOCKING LEADERSHIP

Recently I was asked to assist some owners at a large group. They identified a number of problems at the group including owners fencing off and building on common property, poor use of the corporation's funds and bullying by the officers.

I was deeply concerned to witness abuse and bullying at a recent general meeting of owners.

Some owners took to shouting at me and questioned the right of other owners to have a representative at the meeting as proxy. This included the Presiding Officer - a prominent business owner in South Australia.

The challenge for my clients has been how much fuss to make over serious issues of concern when they live at the group and face abuse and bullying for their stand.

Disputes at this group have been running for many years; some are now before the Courts.

Unit owners in South Australia are the most disadvantaged in Australia when it comes to access to redress on matters of management and governance.

If a quick and easy tribunal had been available at the start of troubles at my client's group, perhaps they would be getting on with their lives rather than fighting.

I hope after the next state election we see an Attorney General who cares about the lives of our 100,000 plus unit owners.

  
Cheers

Gordon Russell CPM

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	8244 0733
Breakins & Glazing	0437 818 449
Police to attend - noise/robbery etc.	131 444
State Emergency Service storm/flood	132 500



## BEST PRACTICE GUIDE NOW ONLINE

Our website [www.unitcare.com.au](http://www.unitcare.com.au) went live in 1997. It was the first website for South Australia's unit owners.

Our new Best Practice Guide for strata unit owners is now available online. It assists unit owners, officers and managers with:

- understanding the range of laws which impact on body corporates;
- boundaries - who owns what;
- maintenance including building terms and who is responsible;
- calling and managing meetings;
- budgeting;
- insurance including claims, valuations and types of cover;
- dispute resolution and more.

### Index to Strata Best Practice Manual

- Welcome & Introduction
- Boundaries
- Maintenance
- Articles
- Managers
- Meetings
- Insurance
- Budgets
- Record Keeping
- Buying a Unit
- Disputes
- Troubleshooting - avail soon
- Glossary of Terms - avail soon

Our Best Practice Guide for community lot owners will be online later this year ☐

## UNITCARE HAS MOVED

We have moved office. Our new offices are at 52 Fullarton Road, Norwood. Our new telephone and fax numbers are:

**Phone 8333 5200 Fax 8333 5210.**

Our postal address remains unchanged and is:

**PO Box 4040, Norwood South 5067**

Our old phone and fax numbers will continue to work over the coming year ☐



To view our new best practice guide go to [www.unitcare.com.au](http://www.unitcare.com.au)



Published by UnitCare Services. P.O. Box 4040, Norwood South 5067 52 Fullarton Road, Norwood.

t (08) 8333 5200 f (08) 8333 5210 w [www.unitcare.com.au](http://www.unitcare.com.au) e [mail@unitcare.com.au](mailto:mail@unitcare.com.au) abn 193 4872 3265

This is a publication of UnitCare Services and is offered as information only and is not intended as a substitute for professional advice.

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

**BOUNDARIES - COMMUNITY TITLES:**

**WHO OWNS WHAT**

In Winter 2009 we ran an article on strata title boundaries. Following interest from community lot owners we take a look at the boundaries that apply to community titles. In a community scheme lot boundaries generally do not relate to a structure, but are determined by surveyed land measurements and are unlimited in height and depth, unless otherwise specified on the plan.

Unlike a strata scheme the owner is therefore responsible for the maintenance and insurance of any structures on that lot, and has no obligation for maintenance of other lot owner's buildings. They do however have a



(a) where a boundary is defined by reference to a wall or fence—the boundary is the inner surface of the wall or fence;

(b) where a boundary is defined by reference to a floor—the boundary is the upper surface of the floor;

(c) where a boundary is defined by reference to a ceiling or roof—the boundary is the under surface of the ceiling or roof.

The internal walls and lot subsidiaries are not common property but the owner's to maintain

Section 19 of the Community Titles Act spells out the physical boundaries of a lot in a community strata scheme by defining what the unit holder owns and therefore is not the Corporation's responsibility to maintain.

Section 19 (4) Subject to any explicit statement to the contrary in a strata plan, the following principles apply to the definition of a lot by strata plan—

The Corporation is responsible for maintaining the common property. Common property includes land that is not within a lot, and infrastructure (driveways, water, sewer, electricity etc.) that do not serve a single lot, are common property and the Corporation's to maintain.

Fences that are on the boundary of a lot are the lot owners responsibility and come under the Fences Act. Fences that are on the boundary between a lot and common property are a shared responsibility between the lot owner and Corporation under the Fences Act.

In the case of a strata scheme this includes: the external walls and floors, the foundations, the roof, the space in the roof, gutters and eaves immediately below the gutters

This does not include owner's fixtures and fittings such as kitchens and bathrooms.

The group below is not a community strata scheme as they are not



one lot above another; they are two storey townhouses. Owners are responsible for the maintenance of their respective buildings including the roof and walls. The Community Titles Act provides the owners of adjoining lots rights to support from their shared (party) walls.

**Best Practice**

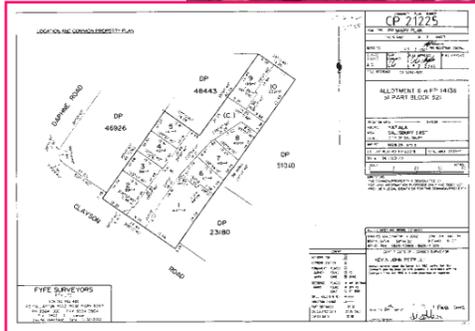
Make sure your group has an up-to-date set of Community Plans.

Circulate a copy of the plans to all existing owners and new owners as they join your Corporation.

Check the plan for any notation on boundaries.

The Lands Services Office can supply a copy of your group's plans if needed or contact our office and for \$25 we can supply a full set of plans for your group

Our thanks to the Legal Services Commission for some content in this article.



responsibility for a share of common property maintenance and insurance.

The plan and satellite image above show a typical community titled group where each lot owner owns the land defined by the plan and any buildings on that land. The common property is the road serving the units.

**Community Strata Schemes:** In a community strata scheme the lot boundaries must be defined by reference to parts of the building, similar to a strata title. There must be at least one lot that exists above another unless the scheme was previously a strata scheme under the Strata Titles Act and has converted by resolution, to adopt the Community Titles Act. The structure itself is common property and it is therefore the responsibility of the corporation to maintain and insure it. In this regard community strata schemes are very similar to strata titled unit groups. The group below has one unit above another and so is a community strata scheme.



**UNITCARE - AWARD FINALIST**

We are proud to again be finalists in the Real Estate Institute of SA Excellence Awards. We won the inaugural award in 2008.

This year our efforts in lobbying for the regulation of SA's body corporate managers, and the release of our free web based Best Practice Guide for unit owners, see us as a contender for a second award



**TERMITES - INSURANCE AGAINST LOSS**



Termite damage to units can cost owners \$10,000s.

Body corporate insurance policies exclude claims for termite damage. Now owners and body corporates can insure themselves through Jardine Lloyd Thompson against such damage

Whilst regular pest inspections and reports can relieve some of your worries, there is always concern as to what timber pests may invade your home between inspections.

The PestWISE policy has two options:

**Option 1 Timber Pest Damage**

Up to a maximum of \$100,000 for all reasonable repair cost claims during the policy period. Excess \$1,000 each and every loss

**Option 2 Timber Pest Damage & Treatment of Active Timber Pests**

1. Timber Pest Damage: Up to a maximum of \$100,000 for all reasonable repair cost claims during the Policy Period

and

2. Treatment of Active Timber Pests: Up to a maximum of \$10,000 for all reasonable treatment cost claims during the policy period.

An excess of \$1,000 applies.

**How to:** Before unit owners or body corporates can apply for timber pest damage insurance, they need to hold a current timber pest inspection report issued by a Report Systems Australia Pty Ltd (RSA) accredited consultant.

UnitCare Services contractor ARL Pest, is an accredited RSA pest inspection contractor.

If you are not a UnitCare client we suggest you go to the PestWISE web site for more information, otherwise talk to your management committee, they have the power to instruct your manager



**GST CHANGES FOR BODY CORPORATES**

The Tax Office has changed its rules in relation to body corporate unit groups and GST, they have increased the registration threshold from \$50,000 to \$150,000. This will mean that many groups can consider deregistering for GST if it makes good financial sense. We thank the OCV for this emailed update...

"There have been updates to this treatment on 29/07/2009.

1.1.5 Are bodies corporate non-profit bodies for the purpose of the registration turnover threshold, as provided for in section 23-15 of the GST Act?



The Tax Office has updated Issue 1.1.5 of the Property & Construction Issues Register to reflect that generally a body corporate will be regarded as a non-profit body for GST purposes and can take advantage of the higher GST registration threshold of \$150,000; provided they do not have an intention to distribute interest or other income to members.

The full text of the ATO advice and links can be found on our website under **Current Issues**

**WATER BILLING GOES QUARTERLY**

From 1st July 2009, SA Water and the Government of South Australia have changed the system of charging for water usage to quarterly.

"The new system starts on July 1 and enables South Australians to better monitor and manage their water consumption," she said.

"Currently customers receive four bills per year but only two contain water use charges, the other two accounts have only fixed supply charges and sewerage rates.

"Charging for water use each quarter will also smooth out water charges across the year, subject to variation in household seasonal water use, and brings South Australia in line with other quarterly billing systems in Australia.

"SA Water is also updating its water bills to clearly display water use, comparisons to previous use and other typical households as well as important information on water and waste water services.

"This will allow householders to make more informed choices about their water use in and around the home, and provide a regular, detailed consumption history which they can easily monitor.

The current three tiers for water use will be split into quarters, which for 2009-10 includes:

0-120 kilolitres: \$0.97 per kilolitre (up to 30 kL per quarter)

120-520 kL: \$1.88 per kilolitre (30-130 kL per quarter)

Above 520 kL: \$2.26 per kilolitre (130 kL or more per quarter)"

Minister for Water Security Karlene Maywald