



## CLIMATE CHANGE - BUSINESS AS USUAL!

After many years of sticking its head in the sand our Federal Government now concedes that global warming may be a fact. The Stern Report from the UK gives us just 10 years to get our carbon emissions under control or face dire outcomes.

The Cool the Globe initiative run by Channel 7's Sunrise programme signed up some 170,000 people to a petition calling for the Federal Government to retain the solar energy rebate, which it had been threatening to scrap. The Treasurer has since reversed this decision.

10,000's turned out for the November Walk Against Warming on the International Day of Action on Climate Change.

Climate change should be a major issue at the next federal election so make sure it is at the top of your mind when you decide who gets your vote.

As the success of Sunrise's campaign shows, people power can make a difference.

Now is the time to invest in low emission technologies, the time we endorse a global carbon trading scheme, the time to invest in our future, our children's future and the future of all living creatures on this our precious planet..

Cheers

Gordon Russell CPM

ps: Do you have any friends who need to read our newsletter? Ring and we will post one out ☐

## viewpoint



Gordon Russell CPM  
Managing Director  
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Greenpeace/Newspoll Climate Change Survey Nov 06

Note: does not tally to 100% because 'dont know' not included in this table

Question	Coalition agree	Coalition Disagree	TOTAL agree	TOTAL disagree
Federal Government should change Australia's energy system from coal to renewable energy	90%	7%	91%	4%
Federal Government should significantly increase current investment in renewable energy	90%	4%	92%	3%
Federal Government should be doing more that it currently is to tackle the issue of climate change	81%	12%	86%	8%
Federal Government should ensure industries that produce greenhouse gases pay a levy on their emissions	77%	13%	80%	10%
Australians should be prepared to pay a little more for energy to help investment in renewable energy	75%	23%	75%	21%
Federal Government should sign Kyoto	71%	17%	79%	9%

Notes:  
Newspoll standard omnibus  
1200 respondents  
Includes break down for strongly & partly agree.

## WELCOME EMMA



We have a new member of staff, sort of.. Kate gave birth to Emma in July 2006. She was a little early but is in good health. Kate has returned from maternity leave and is half time at the office from Wednesday to Friday.

EMERGENCY NUMBERS	Service	Number
	Plumbing , Gas, Roof Leaks	8356 2750
	Electrical	8244 0733
	Breakins, & Glazing	0437 818 449
	Police to attend - noise/robbery etc	131 444
	State Emergency Services	132 500

# www.unitcare.com.au

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## WATER RESTRICTIONS AT A GLANCE

There is a lot of confusion about the new water restrictions. The following appears at [www.sawater.com.au](http://www.sawater.com.au) and may help you and your group help our environment.

### GARDENS AND LAWNS

Even numbered properties can use sprinklers only from midnight to 8am and 8pm to midnight on Tuesday, Thursday and Saturday.

Odd numbered properties can use sprinklers only from midnight to 8am and 8pm to midnight on Wednesday, Friday and Sunday.

No watering of gardens and lawns with sprinklers at any time on Mondays. Mondays are for the Murray.

Hand-held hoses fitted with a trigger nozzle, watering cans, buckets and drip-watering systems may be used at any time.

No sprinklers are to be used between 8am and 8pm on any day.

### HARD SURFACES

Water must not be used to wash paved or concreted areas, decking, walls or roofs of a building at any time unless it is necessary to do so to protect public health, ensure safety of people using the area, ensure the health and welfare of animals using the area or in case of accident, fire or other emergency.

Windows may be cleaned from a bucket filled directly from a tap.

### FOUNTAINS AND PONDS

A fountain or pond that doesn't recycle water must not be operated and must not be topped up unless it supports fish.

The level of water in a fountain or pond that recycles water may only be topped up with water from a hand held hose or bucket.

Fountains and ponds must not be emptied and refilled.

### SWIMMING POOLS AND SPAS

Existing pools and spas must not be emptied nor refilled from empty.

New pools or spas may only be filled under the authority of a permit from SA Water. A permit will not be granted unless proof a cover has been purchased to prevent water loss through evaporation.

The level of water in a swimming pool or spa that has been previously filled with water may only be topped up or maintained with water from a hand held hose or bucket.

Children's wading pools must not be filled with more than 250 litres of water.

### WASHING CARS AND BOATS

Water must not be used to wash a vehicle except by means of a commercial car wash, or a bucket filled directly from a tap.

A hand held hose fitted with a trigger nozzle or a high pressure low volume water cleaners may be used to rinse a vehicle after washing it with water from a bucket.

Boat owners are permitted to flush out motors and rinse off metal parts to prevent corrosion.

Please contact the manager or secretary of your group to reprogramme your common irrigation controller if needed ☐



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after hours emergencies - must phone 8364 0022 for up to date numbers

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## SUSTAINABILITY - HOW WE CAN HELP

Hot, Cold, Wind, Rain, No Rain What can WE do to limit Climate Change?

We hope that you saw Al Gore's unforgettable movie/documentary 'An Inconvenient Truth'.

Far from being bogged down and depressing, this inspiring man gave hope. Al says that if world leaders can get together NOW and tackle this ghastly threat, then something can be done. They did it with depletion of the ozone hole.

We see hope Too. Business leaders (the ANZ Bank CEO for instance) are starting to urge our leaders to take drastic action. Farmers across the land are looking darkly at a Canberra for allowing thirsty cotton and rice plants to suck the lifeblood from our rivers. The British Prime Minister has released the Stern Report which counts the economic cost of this threat so that world leaders will at last prick up their ears. Money matters.

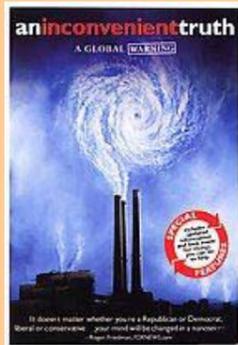
So what can we do?

✓ Talk Climate Change to anyone and everyone. Climate Change is on everyone's mind, in everyone's interest.

- ✓ Get it on the talk agenda at your Club, in the bus, at work, in your Corporation.
- ✓ Email and write to the media, business, politicians at all levels of Government, Community leaders, Community groups.
- ✓ Develop sustainable practices in your property, and put it on your Corporation's agenda.
- ✓ Vote: Demand that the political party of your choice understands what you want, NOW, well before an election. Encourage them to develop truly useful Climate Change strategies and policies.
- ✓ Keep your air conditioning and watering to a minimum this summer. Think how far every drop of water comes to squirt out of your hose. An occasional soak is much better than frequent sprinkles.
- ✓ Take a quick shower - never a long one. That is a luxury we cannot afford.
- ✓ Have you changed to low wattage fluorescent light globes yet. No? Then do it now.
- ✓ Use public transport, bike or walk when you can.
- ✓ Use a car wash where the water is recycled rather than a bucket and hose.
- ✓ Get water wise at work and in recreation too.
- ✓ Switch to Green Energy - if you are a member of the RAA they currently have a great deal going with Energy Australia where you can get discounts. Other suppliers have green energy deals ☐

Go to our web site for a summary of the landmark Stern Report and look up [www.climatecrisis.net](http://www.climatecrisis.net)

"An Inconvenient Truth," Davis Guggenheim's new documentary about the dangers of climate change, is a film that should never have been made. It is, after all, the job of political leaders and policymakers to protect against possible future calamities, to respond to the findings of science and to persuade the public that action must be taken to protect the common interest. "An Inconvenient Truth" is based partly on a presentation by Al Gore. New Your Times May 24, 2006



global warming

## STEPPING OUT FOR BETTER HEALTH

Wow, what a trip! Over the past 6 months, the UnitCare staff have visited some of the most fascinating countries in the world. We have wandered through the vineyards of France, trekked through Vietnam & Cambodia, meandered on the beaches of Thailand and even braved a quick trip to North Korea. And during all of this we still managed to take your phone calls and hold your AGM's.

As a commitment to overall health and well being, the staff at UnitCare Services were encouraged to sign on to the 2006 Global Corporate Challenge. Our committed (or coerced) team commenced the journey from Perth on May 25. Wearing our pedometers, we registered our daily step numbers on the website to see how far we could travel around the globe. During the next 154 days we managed to visit 89 of the possible 122 locations. This took us through the following 22 countries:

Australia, Nias, Sri Lanka, Thailand, Cambodia, Vietnam, Taiwan, Japan, South Korea, North Korea, Russia, Turkey, Greece, Sardinia, Sicily, Germany, Sweden, Denmark, Netherlands, France, Spain, Portugal.

As we watched our daily & weekly progress, we all discovered a number of ways in which we could change

our routines to incorporate more steps into our lifestyles. For some of us this meant getting out of chairs and having a conversation with our colleagues rather than "buzzing" other staff members with phone messages and emails. For others it meant leaving the car at home when shopping or walking to work. Some of our dogs got extra walks, while some staff got up extra early to have a morning walk before work.

As a team, we managed to clock up 7,365,761 steps with a daily average of 6,833. This is a great effort for our team considering that most of us seem to be permanently attached to our phones during the day.

All of us agree that we are fitter and healthier for the journey and many of us have now established new habits to incorporate more steps each day ☐



## PRIVACY LEGISLATION - MISUSE BY SOME MANAGERS

You may recall that in our Spring 2006 edition we covered the misuse of the Privacy Act to thwart owners contacting one another. The manager refused to supply an officer of the group with a list of owners. Since then we have received legal advice from one of Adelaide's prominent legal firms. Part of this advice appears below. The entire document can be found on our web site [www.unitcare.com.au](http://www.unitcare.com.au).

*Advice concerning aspects of privacy legislation*

*You have sought our advice regarding the provision by a strata manager of names, addresses and telephone numbers to a body corporate. In particular you have inquired whether such provision would contravene any privacy legislation.*

*I understand that the question has arisen in the context of a rival strata management business refusing to provide a body corporate with such information on the grounds that to do so would be in breach of privacy legislation.*

**Put simply, our advice is that a strata manager can (and must if requested to do so) provide such information to the body corporate (or an officer of the corporation) so as to allow the business of the body corporate to be conducted.**

*Our advice is based on the following facts. If any of the facts are incorrect, you should let us know because it might change our advice.*

*The facts*

*You have been told that a strata management business is refusing to provide the officers of a body corporate (managed by it) with the contact details for the unit*



**Australian Government**  
**Office of the Privacy Commissioner**

*holders/owners in the group on the grounds that to do so would breach privacy laws. We understand that the body corporate and in particular its officers require this information for the efficient management of the affairs of the body corporate.*

*Relevant Law*

*The relevant law that we have considered in providing this advice is as follows:*

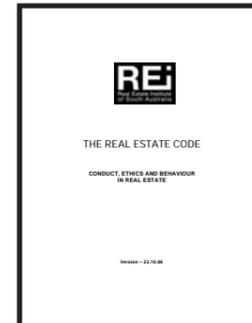
- \* Privacy Act 1988 (Commonwealth)
- \* Strata Titles Act 1988 (South Australia)
- \* Community Titles Act 1996 (South Australia)
- \* The common law of agency

If your manager tries to prevent you and your fellow unit owners from contacting to each other by refusing to supply your group's list of owners and other documents requested then we suggest you quote this article and refer them to our web site for the full document. If they continue to misuse the Privacy Act contact our office.

We have forwarded a copy of this advice to the associations representing Strata & Community Title managers in South Australia. We have asked them to help stamp out this unethical and possibly illegal practice. Visit our website for more information ☐

[www.privacy.gov.au/](http://www.privacy.gov.au/)

## COMPREHENSIVE CODE OF CONDUCT FROM REISA



The Real Estate Institute of South Australia (REISA) has introduced a strict new Code of Conduct for members which will further raise professional standards for the benefit of practitioners and consumers alike.

The new Code, effective from Monday 23 October 2006, reflects current industry practice and is in line with the proposed legislative changes.

REISA President, Mark Sanderson, said that the new Code was written in plain English and is available for consumers on the REISA website.

"In developing a new Code of Conduct we were resolute that it must be easy to understand and must be a document that agents and their clients can refer to," he said. "The Code deals with issues that have raised consumer concern in the past such as prices in advertisements, marketing expenses and the process of making an offer."

Key elements of the Code include:

- ✓ Practitioners must advertise the expected selling price or price range of a property consistent with the estimated selling price as agreed between the vendor and agent in the Sales Agency Agreement
- ✓ When presenting appraisals to clients, practitioners must provide comparative sales data to substantiate their appraisal
- ✓ All expected expenses (including marketing costs) must be clearly disclosed to clients in writing
- ✓ All instructions and authorities to a practitioner must be made in writing.

Failure to comply with REISA's Code may also constitute a breach of State legislation which can carry a financial penalty or cancellation of license.

Mr Sanderson said that he was confident most practitioners would welcome this Code as it reflects ethical practice and raises the bar for professional conduct.

"The vast majority of agents are hard-working and ethical and this new Code will help deal with the handful of agents who give real estate practice a bad name."

lies some managers tell