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Contractors - a fair go each way

Contractors - what would we do without them? Love them or hate them, we need them to do our repairs, beautify our living environment, construct our buildings and many other jobs we can't do ourselves.

Some recent incidents highlight the need for a little give and take and cooperation to get the job done:

Story 1: A leaking shower in the unit above causes problems for the unit below. The contractor tries many times to make a suitable time with the owner occupier to no avail. The owner rings us complaining that the job is not done and blames the contractor.

Story 2: The contractor turns up on site to fix the blocked sewer and an owner occupier starts telling the contractor what to do and suggests some other works that need doing about the property.

Contractors make mistakes and so can residents. The contractor is an easy target when difficulties arise.

When a contractor arrives to do their job, a little consideration & cooperation from the unit resident goes a long way to encouraging a job well done, giving value for money.

So next time a contractor arrives to work at your place, please treat them with the respect and consideration you would expect for yourself.

Cheers



gjruss@senet.com.au

Gordon Russell CREI

ps: Do you have any friends who

view-



Life Giving Hug

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

Let us not forget to embrace those whom we

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EASIER LEVY PAYING

UnitCare clients can now pay levies with their credit card.

We have been receiving an increasing number of call requesting the credit card facility. We have been pleased that Bank SA have made this easy and we were especially delighted to find that one of our clients runs the local service.

Our clients can now ring, mail, fax or email their credit card details to our office to pay their body corporate levies.

At the time of going to press all payments have been by phone. Payments can also be processed through a fax or email message. Whatever method chosen we need the following details:

- Type of card**
(Mastercard, Visa or Bankcard)
- Card number**
- Full name on the card**
- Expiry date of card**
- Property details**
(unit address or body corporate number)
- Amount to be paid \$**

Security: We shred any documents with card numbers received by fax and mail and permanently delete any emails with credit card details.

Our email address and fax number appear at the bottom right of this page. Levy notices will remind owners of the credit card option.

GST UPDATE

At the time of going to press unit owners and their body corporates are coming to terms with the new tax system. Many have now registered for Australian Business Numbers to avoid withholding tax provisions (see our Autumn 2000 edition).

Other groups have registered to collect the GST as there annual levies are over \$50,000. The Tax Office ruling that unit groups are profit making is being challenged by our office in association with the Strata Unit Owners Association. If successful the annual turnover before GST registration will be \$100,000. It is hoped that a change in ruling will save many larger groups the cost of Business Activity reports and



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Management Committee - The Basics

Over recent months many of the Committee members of our groups have been receiving quotes and reports for consideration. Some committee members have been a little confused about how their committee should operate. Here are some basics and hints if your committee receive quotes, reports or other matters for decision.

Legislation: The Strata Titles and Community Titles Acts give management committees considerable power to decide matters:

Strata Act - Management Committee

35 (2) A management committee will, subject to any limitation imposed by the strata corporation, have full power to transact any business of the corporation.

(3) A management committee does not have power to do anything for which a special or unanimous resolution of the strata corporation is required by this Act or by the articles of the corporation.

Community Titles Act - Functions and powers of committees

92. (1) Subject to any limitations imposed by the corporation, it is the function of a management committee to carry out the functions and perform the duties of the corporation within the limits of the committee's powers.

(2) Subject to this Act and to any limitations imposed by the corporation or by the by-laws of the community scheme, a management committee has full power to transact any business of the corporation.

(4) A committee does not have power to do anything for which a special or unanimous resolution of the corporation is required.

These pieces of legislation give committee members considerable power and

protection but only if meetings are properly convened.

The powers of the committee can be limited at a general meeting and cannot be delegated to the Presiding Officer or any other member of the group.



Committee Check List: If your committee needs to make a decision or two we suggest:

- The secretary or presiding officer calls a meeting (3 days notice required) Call your manager if you need help with a notice of meeting.
- Ensure all members have a copy of the information for discussion before the meeting.
- Appoint a minute secretary at the meeting if the Secretary is unable to record the minutes. Record who attends or sends a proxy or apology. Your manager may have a meeting proforma to help. Note that committee proxies must be to another owner.
- Encourage all present to contribute to the discussion, seek agreement in preference to forcing a vote.
- Consider if additional funds need to be raised.

See our web site unitcare.com.au/qa.htm for more information on committees.



Branch office in the South

UnitCare has a branch office to look after unit owners in the Southern suburbs. Roger Hunt is the local UnitCare manager. His office covers the Fleurieu Peninsula starting at Reynella/Hallett Cove in the north. You can call him on **8386 0699**.

Committees

Mobile Phone Base Stations - Latest Findings

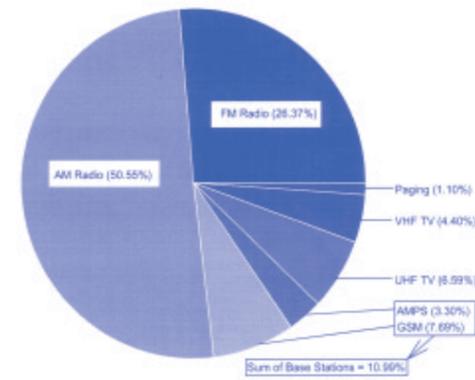
Some body corporates are feeling the pressure from mobile phone companies following increased competition in the phone market.

The companies, known as Telcos, (Lucent/One Tel, Vodaphone, Optus, Telstra etc) often need tall buildings for their base stations. This puts unit owners and their managers in the line of fire from some significant heavy-weights in the global economy.

Whilst considerable income can be made from the rent paid by the phone companies, some owners are concerned at possible health effects from electromagnetic radiation.

Ground breaking research by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) shows that environmental radio frequency levels near base stations for the digital mobile phone network are extremely low.

And after taking measurements at base stations around Australia, ARPANSA has found that their emissions were low compared to radio and television signals



ARPANSA

The chart above illustrates the power levels between the various signal sources weighted from their frequency - higher frequency greater weight

measured at the same time.

ARPANSA took measurements at fourteen digital mobile base stations around Australia (2 in Adelaide) and then compared them to the Australian Communications Authority's



public exposure limits. The highest daily average level, taking into account the measurements from all sites surveyed, was ten thousand times lower than the ACA limit.

ARPANSA conducted the measurement program at the request of the Commonwealth's Committee on Electromagnetic Energy Public Health Issues (CEMEPHI).

Base station signals were monitored over a 24 hour period at each site to ensure that maximum and minimum emission levels were found, as these can vary depending on the level of demand by users in the area.

The ARPANSA report noted that the levels of radio frequency radiation from AM and FM radio or television were significantly higher than those from the mobile phone base stations.

The full report is available from the ARPANSA

emergency numbers

Unitcare Fleurieu Peninsula Local plumber:
Fawcett Plumbing 0414 835 566
see main list for other services

Service	Name	Contact Number
Plumbing & Gas	Unitech	0412 420 544
Roof Leaks	Unitech	0412 420 544
Electrical	Men at Work	0411 195 275
Glazing	Hartley	8347 2211
Police to attend - noise/robbery etc		11444
State Emergency Services		8204 2999