



THE NEED FOR MORE TRADESPEOPLE

We applaud Mr. Rudd for his policy to put more trade training into our high schools.

For too long we have portrayed universities as the prestigious choice for our children and the trades as down market.

This has left us with a massive skills shortage in the trades.

This push to universities was evident when I was at high school in the late 1960's early 70's. I remember teachers and parents pushing us to only consider university.

I remember wanting to pursue a future in the electrical trades only to be discouraged by all.

We need those who make and repair the infrastructure and equipment that is important and crucial to our way of life. It is time to put the trades on an equal footing with the accountants, lawyers and health professionals.

SABOTAGE

I was distressed and angry to read an extract of Scorchers in the Advertiser on April 21. It contains a litany of deceit and trickery by our federal government.

Of particular significance in this book are revelations made in relation to:

- The disproportionate influence of a small cadre of fossil-fuel based corporations and their industry associations (termed the "greenhouse mafia").
- Government's voluntary programs that favoured fossil-fuel based industries at the expense of renewables – for example, AP6, NGRS, MRET and Greenhouse Challenge.
- Inconsistencies and contradictions in the Howard government's case against Kyoto; and the curious role of land clearing.

- The willingness of the federal government to accept flawed modelling (from ABARE, for example), consultancies (in relation to the cost of CO2 abatement, for example) and advice (from the Bureau of Meteorology) so long as they were aligned to party strategy

- The Australian Greenhouse Office and how it was 'managed' by a troika of ministers with conflicting mandates relating to industrial development, exports and environment.

This year is likely to mark a political tipping point in relation to the Australian government and its policy on climate change, on the back of record temperatures, drought, bushfires which have now registered in the psyche of city populations and via important information that is coming to light in books such as *Scorchers*. (see page 2)

Cheers

Gordon Russell CPM

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

Our thanks to Professor Peter Newton Centre for Regional Development at the Institute for Social Research, Swinburne University of Technology.

viewpoint



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

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

REFORM GATHERING PACE

The government has started drafting the legislation that will see extensive reform of the Strata & Community Titles Act. The reforms have been pursued by UnitCare and the Hon. John Rau MP. Victoria is also now looking to similar reforms.

Amongst John Rau's many recommendations are:

- ☐ Professional Strata Managers should be registered and licensed so as to enable their activities to be scrutinised and regulated.
- ☐ A code of conduct and range of specific legislative requirements, including appropriate criminal sanctions, should be imposed upon professional Strata Managers modelled on those soon to apply to Real Estate Agents.
- ☐ Strata Managers should not be permitted to chair Corporation meetings.
- ☐ A quick, easy, inexpensive and user-friendly dispute resolution mechanism needs to be developed. the Residential Tenancies Tribunal could perhaps be modified to serve this function.
- ☐ A property vendor's Section 7 statement should be required to include a copy of the Corporation's most recent accounts. A concise explanation of the difference between Strata Title and Torrens Title should also be provided. Unpaid Strata fees should also be clearly and explicitly disclosed.

The report identifies:

- funding for additional dispute and advisory services through the use of interest on strata manager Trust accounts.
- the need to adopt a wholistic process to the licencing and regulation of all real estate practitioners
- problem managers who refuse to hand over records and funds at termination
- the many problems faced by unit owners in 'vertical villages'
- The lack of good information to prospective unit purchasers.

We will continue to press for greater accountability through Mangers being obliged to:

- ✓ supply quarterly financial reports to all owners
- ✓ monthly reports to Treasurers
- ✓ invoices to committees/officers for approval
- ✓ supplying all owners a copy of the BC's insurance certificate following renewal
- ✓ and the establishment of an indemnity fund to protect unit owners money ☐

TREES FOR LIFE

SPONSOR

UnitCare is now a Red Gum sponsor of Trees for Life (www.treesforlife.org.au).

This is a marvellous organisation that has thousands of volunteers growing and planting native vegetation to reduce greenhouse gases and promote biodiversity.

The company directors have been growing trees for farmers for over 13 years.

Our sponsorship helps offset the resources we use and gases we cause to be emitted. In addition we have transferred to Green Power with our electricity supplier and are shredding then recycling all waste paper, and reducing the refuse we put in the rubbish bin. Our printer cartridge recycling through Planet Ark continues.

Our planet desperately needs more trees to soak up carbon dioxide. Why not contact Trees for Life on 8406-0500 or visit their web site www.treesforlife.org.au for more details ☐



UnitCare Services

phone 08 8364 0022

fax 08 8364 6822

web site www.unitcare.com.au

email mail@unitcare.com.au

P.O. Box 4040 Norwood Sth 5067

46 Kensington Road, Rose Park

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

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SCORCHER: THE DIRTY POLITICS OF CLIMATE CHANGE

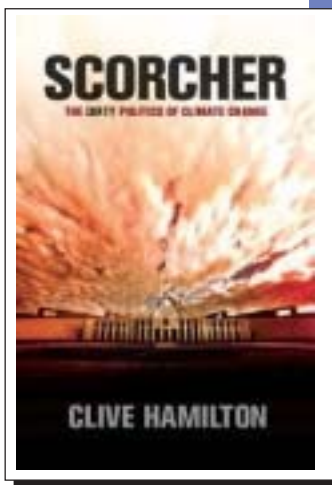
According to the publishers ... This is the book that blows the whistle on the politics of global warming in Australia. Why have our political leaders been so slow to act? How have big corporations succeeded in preventing real action? Who are the "greenhouse mafia"?

In *Scorcher*, Clive Hamilton reveals a shadow world of lobbyists and sceptics, spin and hidden agendas. He investigates a deceitful government and a compliant media. And he lays out the facts about Kyoto, carbon emissions and what governments and individuals might do, and have done.

This year is likely to mark a political tipping point in relation to the Australian government and its policy on climate change, on the back of record temperatures, drought, bushfires which have now registered in the psyche of city populations and via important information that is coming to light in books such as *Scorcher*.

'It deserves wide exposure'. Professor Peter Newton Centre for Regional Development at the Institute for Social Research, Swinburne University of Technology.

Clive Hamilton's works can be accessed at the Australia Institute web site. www.tai.org.au His book is available at quality book shops. Publisher *Black Inc. Agenda, 2007, \$29.95* or can be ordered direct from the Bookstore at www.tai.org.au



Climate change lies

INSURANCE CERTIFICATION



Our clients look to us for advice on insurance products for their Corporations at every AGM.

Federal legislation now requires any insurance agent to be certified to advise clients on insurance products.

With all this in mind our preferred insurance company, CHU/QBE have assisted our new staff who have now passed their exams and received certification.

This means all managers and support staff can provide general advice on your group's insurance needs.

Our thanks to the local State Manager and his staff. □

PAUL & PAM JOIN OUR TEAM

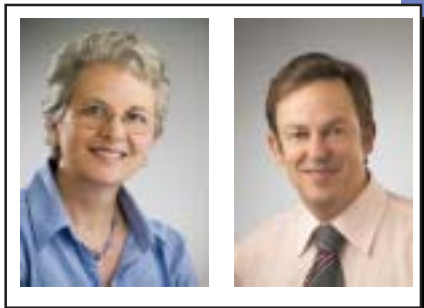
At UnitCare we have adopted a new approach to looking after our clients though creating teams. The teams comprise a full time body corporate manager and assistant manager. This provides plenty of backup when staff are on leave or sick.

Paul Raine & Pam Maynard have joined us to complete this new approach.

Paul - body corporate manager is a former Senior body corporate manager at AA Cameron Unit Management and with Insite Asset Specialists Sydney. He was a Property Manager in Edinburgh & Glasgow. He enjoys travel & reading

Pam - assistant body corporate manager (assisting managers on calls & correspondence). She was an assistant in commercial property management at a city real estate firm and has a background in real estate & retail including running her own retail business. She enjoys drawing, painting, photography & gardening.

Welcome to UnitCare □



WATER WATER EVERYWHERE

Our choice of recreation is cruising the lovely coasts of southern Australia in our sailing boat. We have just returned from a trip to Kangaroo Island, Coffin Bay and Spencer's Gulf, ever mindful that the waters and features were sailed and named by that most talented and intrepid of sailors, Matthew Flinders.

Cray fishermen in the tiny Boarding House Bay, west of Cape Catastrophe, were at anchor after pulling and setting over 60 pots. They hosted us for a BBQ on the large clear deck of their big aluminium boat. They had every electronic gizmo known to man or woman reducing the odds for the fish that got away. They intimately know the waters, weather signs, tides and currents, safe havens and every rock ledge in a vast area. Our vessel at anchor nearby seemed very small. But she is sound, built to be at sea, and with a fair breeze she picks up her skirts and skips with the wind.

Out there in that isolated little bay, a common spirit bridged age, gender, different lives and experiences.

You see, if you get it right, a tripartite harmony exists between you, your vessel and the elements. When you are 'in the slot' it is breathtaking, marvellous, beautiful beyond words. Those fishermen know it, and we in our little sailboat know it.

But at home, there was mail to answer, calls to be made, and a pile of washing to do. But the beauty of our world and a ponderous soul was still upon me. As I washed my very dusty car with the discarded clothes washing water then took it's remains to the dry lawn, I pondered our sailing existence, with just 200 litres of fresh water on board. I remembered the time when five of us sailed

her for 5 days from Townsville to PNG and used just on 100 litres. (there was bountiful sea water of course!)

We have stainless steel tanks; Matt Flinders had wooden casks.

I weighed the energy pros and cons of replacing my old car with a more fuel efficient one. Given the huge amount of energy required to build a new car, I decided to use this one more prudently and make her last as long as she will. I resolved to take pride in her age like some take pride in their car's foreign logo and reflective shine.

I splashed the last bucket of water on the grass and looked up in dismay. A large motor cruiser in the marina we overlook was being washed. With fresh water! She was built to be in sea water but apparently needs fresh to keep her spotless. I hate to think of the fuel she guzzles on even the most modest, local trip.

No good getting down girl, get out the bike. The shopping needs to be done! Di Sullivan.

Di Sullivan is a Director of Unit Care Services and drives the Sustainability Policy of the company.



CHANNEL 7 - STRATA RIGHTS & WRONGS



It's the dream of millions of Australians who choose apartment living - a better, lifestyle, free from care.

One in four people in this country own or live in strata units - that's almost six million people, and the figures are growing.

This is an extract from Channel 7's website. they are now covering strata issues.

Visit <http://au.todaytonight.yahoo.com/article/38678/consumer/strata-rights-wrongs> for more details.

DON'T BE DISAPPOINTED

Some visitors to our office have been disappointed as the staff member was not available when they dropped in. We love to meet our clients in the flesh so please ring and make an appointment first.

JUSTICE PERRY DIES AGED 69



Long-serving South Australian judge Justice John Perry, who retired recently from the Supreme Court, has died aged 69.

Justice Perry retired in April after serving 19 years as a Supreme Court judge.

I was privileged to work with Justice Perry whilst we were appointed to

assist the Supreme Court in getting a dysfunctional large strata corporation back on the rails.

The process took a year and I always found Justice Perry helpful, reasonable and kind.

We pass on our best wishes to his family and friends.

(photo courtesy of The Advertiser).

Conservation