



1ST EVER NATIONAL MEN'S HEALTH POLICY

In a long overdue move for us blokes the Federal Government will develop Australia's first ever National Men's Health Policy - in recognition of the fact that men often have poorer health than women, are likely to die earlier, and are at greater risk of suicide. To mark the start of International Men's Health Week, Minister for Health Nicola Roxon has launched the paper Setting the scene: developing a men's health policy for Australia.

As an initial downpayment on a broader approach, the Government will invest:

- * \$460,000 to help prevent suicide in men, through the National Suicide Prevention Strategy

- * \$95,000 to encourage men to see their GP

Men's health is too often overlooked. This comes at a cost. We know that:

- * Men are expected to live 4.8 years less than women
- * Men are three times more likely to commit suicide
- * Men experience 70 per cent of the burden of disease related to injury
- * Men are over-represented in deaths related to HIV/AIDS.

The health of Indigenous men is also significantly worse than for any other group in Australia, with an average life expectancy of only 59 years - some 20 years less than non-Indigenous Australian males.

The Government's decision to develop a National Men's Health Policy recognises that men have specific health needs and challenges.

The funding for the National Suicide Prevention Strategy will include:

- * \$122,000 for the Men's Health Information and Resource Centre Men's Shed, University of Western Sydney;

- * \$80,000 for the Toowoomba Older Men's Network (TOMNet);

- * \$150,000 for OZHelp Tasmania, a workplace program; and

- * \$117,000 for INCOLink in Victoria to undertake suicide prevention with apprentices in the building and construction industry.

Funding of \$95,000 will be provided to the Royal Australian College of General Practitioners to help establish the "Would you pass a Roadworthy?" campaign - to encourage men to see their GP for preventive health checks.

Men's health deserves attention. Over the next twelve months, the Government will develop a comprehensive men's health policy. We want to know what men consider to be the priorities for their health, and we want to look at how we can build up the evidence base in this area, including opportunities for research over the long term.

Prostate cancer is now the most commonly diagnosed internal cancer in Australia, with more than 15,000 cases diagnosed each year. Prostate cancer is also the second leading cause of cancer death in Australian men, with almost 3,000 dying of prostate cancer in 2005.

This was recognised in the May Federal Budget, with the Government committing \$15 million to set up two dedicated prostate cancer research centres.

Australian men have the second highest rate of bowel cancer in the world, after New Zealand. Bowel cancer is the second most common cancer in Australian men, after prostate cancer. And yet, it is one of the most preventable cancers.

The Government has responded by expanding the National Bowel Cancer Screening Program at a cost of \$87.4 million over three years. Consultations will be held throughout Australia, including a forum to be held in Canberra towards the end of 2008.

A copy of the paper on the development of a National Men's Health Policy can be found at www.health.gov.au/menshealthpolicy

We at UnitCare provide support and funding to the Man Alive health and well being initiative. Their site can be found on our links page at www.unitcare.com.au

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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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



PROTECTION OF BUILDINGS EXPOSED TO BRUSH FENCES

Brush fences in close proximity to dwellings have been identified as a potential fire hazard that could pose a risk to the safety of occupants of those dwellings.

The State Government has moved to address this issue by introducing new fire safety requirements regarding brush fences.

The changes - which have been urged by SA's fire services - affect new homes or home additions and new brush fences, and are designed to prevent the spread of any brush fence fire to a home.

From 29 November 2007:

- * A new brush fence (or a rebuild of an existing brush fence) will not be allowed within three metres of an existing or proposed dwelling, unless the dwelling materials meet certain fire resistance measures, and
- * Dwellings will not be able to be constructed within three metres of an existing brush fence, unless the dwelling materials meet certain fire resistance measures.

The changes do not affect existing brush fences, or existing dwellings, if no changes are being made to the fence or dwelling. Existing brush fences will be able to be repaired, but not replaced with another brush fence unless the new conditions are met.

The changes have been made through the adoption of Minister's Specification SA 76C.

Minister's Specification SA 76C outlines the fire safety measures to be taken for protecting Class 1 and Class 2 dwellings from a fire spreading from a brush fence if the distance between the brush fence and the dwelling is less than 3 metres.

The specification comprises performance requirements, which must be met, and 'deemed-to-satisfy' provisions that comply with the performance requirements.

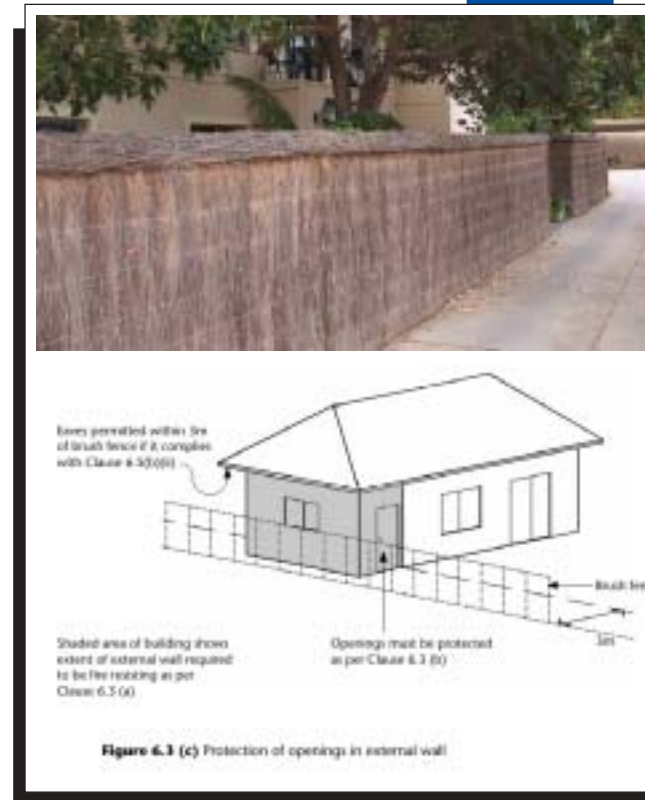
These provisions are additional to those required by the Building Code of Australia and the South Australian Housing Code.

Development Plan consent is not required for the construction or alteration of a brush fence, but Building Rules consent is required.

Interpretation of the provisions is included in a list of Questions and Answers on Brush Fences, which appear and can be downloaded below.

The Minister's Specification can be downloaded at www.planning.sa.gov.au/go/brushfences:

The new rules were agreed after extensive consultation with the MFS, CFS and South Australian Police. MFS Chief Officer Grant Lupton says South Australian fire services strongly support this public safety initiative. "We are confident that the new legislative provisions will contribute significantly to reducing the impact of deliberately lit fires on the community," Lupton says. A Question & Answer sheet regarding the new brush fence regulations is now available online at: www.planning.sa.gov.au/go/brushfences



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

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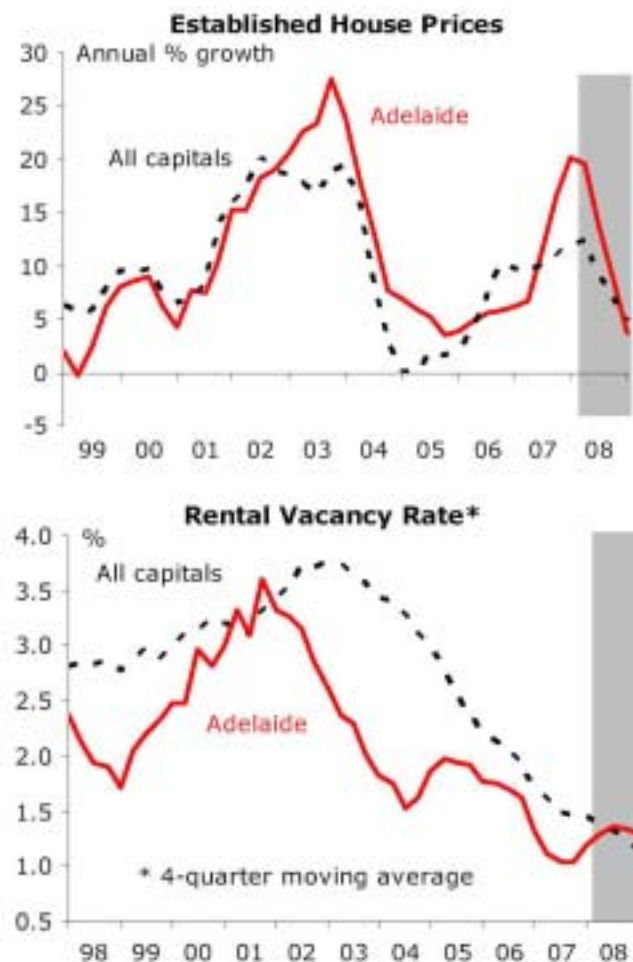
HOUSING REPORT - SOUTH AUSTRALIA

The following is an extract from the ANZ Housing Snapshot and predicts a continuing shortage of rental accommodation along with rising house prices in South Australia.

Economics@ANZ

ANZ Housing Snapshot – April 2008

Hit hard by drought, the South Australian economy put in a weak performance in 2006-07 growing by just 0.8%, well below the national average. But with the worst behind it, we are now seeing some positive signs of recovery, led by and reflected in a pick up in building activity and strengthening performance in the housing sector. After contracting throughout much of 2006, new dwelling investment finished 2007 in a promising fashion to be up 13.4% over the year. The reinvigorated interest in housing market has seen prices growth accelerate to the second fastest rate in the country at just over 20%. With interest rates rising this has led to a significant deterioration of affordability which, after being well below for many years, is now approaching the national average. After remaining virtually unchanged, in trend terms, for much of 2005 and 2006 we have seen a significant rise in building activity, with the annualised rate of building approvals jumping by over 20% by the end of 2007. However, this additional supply will be absorbed relatively quickly with population growth running at over 1% per year for some time, despite ongoing outward interstate migration. It is anticipated that the SA economy will increasingly cash in on the commodities boom in coming years and as a consequence the demand for housing will remain strong and the shortfall in the residential market will rise. Rental vacancy rates will remain close to 1% supporting further rental growth in 2008. Despite some moderation through the year improving economic conditions and strong demand will put a floor under house price growth ☐



housing report

LIGHTS OUT - WOOPS!

Some unit groups do not have a dedicated electricity meter for the public lighting and where installed, their security gate. To save on the cost of installing a new meter a unit owner will often offer to have their meter used in return for an annual reimbursement of the estimated cost.

Whilst this looks fine on paper recent experiences suggest the short term savings may not be worth the long term problems.

We assist the owners in a group at Glenelg. Residents contacted us recently complaining that the security gate would not work. This was a mystery until it was realised that the resident of the unit to which the electricity supply was attached had vacated and AGL had cut off the supply to their unit.

It turns out that the owner who had agreed to the electricity supply arrangement had tenanted the unit out some time ago. The arrangement with the electricity

supply had slipped under the radar and only come to light when the tenant left.

What is more the common lighting on this two storey group was also connected to the unit and as such had failed. The group has stairs and lobbies. This put residents and visitors at risk of injury.

With the number of owner occupiers dropping at many groups we suggest that groups with this arrangement look to have a separate meter installed ☐



BEST PRACTICE - DEBT COLLECTION

The Adelaide Magistrates Court recently found for the Strata Corporation over an owner disputing their overdue levies and associated debt collection charges.

Strata Corporation vs Erickson: Matter in Dispute....

The defendant objected to the Strata Corporation's claims for interest, account overdue fees and debt recovery costs.

The Magistrate found that the plaintiff (Strata Corporation) was entitled to recover amounts on account of interest, account overdue fees and debt recovery fees and he dismissed the defendant's (unit owner) claim. An extract of the Magistrate's ruling appears in blue on this page.

The magistrate made orders that will see the owner paying some \$2,600.

The owner incurred additional costs related to the trial and debt recovery fees at 17% of the debt owing.

Unit owners who fail to pay their levies cause difficulties for their fellow owners, and can make it difficult to undertake needed works and pay the insurance. The Court has upheld the Corporation's right to vigorously pursue owners for the debts they owe and to recover all costs in doing so.

Best Practice page

We recommend the following procedures for recovering overdue levies...

1: Ensure your Corporation has resolved the following or similar policy either at a general or committee meeting.

Overdue Contributions Interest & Fees: That the payment of the Corporation Account Notice is the responsibility of each unit holder and accounts must be paid within twenty-eight (28) days of the due date for payment. If any account is not paid within 28 days of the due date unit owners are required to pay interest on the overdue amount at the rate of twelve (12%) per annum calculated from the due date until payment, and to pay all expenses incurred in pursuing recovery of overdue amounts including (but not limited to) legal fees,

THANKS

Often we at UnitCare do not realise the difference we can make to the quality of life of some of our unit owners. The following is an email from one unit owner. Her name and details are suppressed to avoid further tensions at her group..

Page 1 of 1

From: Nicole Willis [mailto:nicolewillis08@hotmail.com]

Sent: Wednesday, 20 February 2008 1:53 PM

To: janice@unitcare.com.au

Subject: Strata [REDACTED]

Hi Janice,

Just wanted to say thank you to you and Paul, but especially to you for your continuous assistance and persistence with my many phone calls, I think I would of jumped off an incredibly tall building by now if not for your support.

Hope your foot is getting better.

Regards, Nicole Willis [REDACTED]

administrative costs, location and service fees and any commission payable to debt recovery consultants or solicitors. If the account is not paid by the due date a reminder notice will be sent with a late payment charge of \$11 including GST.

This only requires a simple majority of the meeting to agree.

2: Seek out a debt collection service that is polite and firm.

22/05/2008 Outcome: Trial

Judgment at Trial

1 Orders:

- Further evidence taken (tapes)
- The defendant applies for an adjournment for the purpose of issuing summonses to witness; that application for adjournment is opposed by Mr Hawke.
- His Honour refuses the defendant's application for adjournment.
- Extempore reasons for judgment given by His Honour (tapes)
- For the reasons given by His Honour there will be judgment for the plaintiff against the defendant in the sum of \$2,222.90 in addition to the following out of pocket expenses and costs:
Court filing fee \$90;
Service fee \$28.50;
Solicitor fee on filing of Claim \$119.00;
Attendance fee for Mr Hawke on 4 occasions @ \$50 each attendance \$200.00.

Mr T F Forrest, SM 22.5.08
Presiding Officer Deputy Registrar Huie, REG
For Plaintiff 1 : Mr M Hawke- Strata Manager
For Defendant 1 : Defendant in Person

Judgment		
Judgment Amount	\$2222.90	for ALL Plaintiffs against ALL Defendants
Costs	\$437.50	
		\$2660.40

29/05/2008 Copy Of Record BY: PL 1

01:00 28/5/2008 2:53pm

3: Once an owner is overdue in paying their levies (say 28 days) serve a 7 day notice seeking their payment or contact to explain why the delay. Include a copy of their levy notice along with any authorised overdue fees. Advise them that they will be referred for debt collection unless they get in contact within 7 days.

4: Call the owner if no contact or payment by 7 days.

5: If owner offers payment in part or full, record and track. If owner dishonours payment send to debt collector.

6: If unable to contact the owner, check owner address with local Council (tell them you have lost touch with an owner in your group). If the address is correct send to debt collector. If a change of address go to step 3.

We have found over many years that unit groups appreciate their manager/treasurer pursuing overdue levies promptly and before they get out of hand ☐

best practice