

Thrive

Unison Newsletter

Spring 2017

Welcome to our first newsletter

Welcome to Unison's first newsletter for our Landlords and Owners Corporation members. We hope the newsletter will be a valuable read helping to keep you up to date with community information, industry and Unison news.

Unison Housing

We would like to reintroduce ourselves. Unison is a Landlord and Owners Corporation business with a difference - we are about more than bricks and mortar — we are about people, place and community.

Our experience is in managing vibrant, diverse, mixed tenure communities in medium and high density developments.

We offer you a comprehensive management package. We are a registered Owners Corporation manager, Estate Agency and community housing provider (providing much needed affordable housing for people on low incomes).

We have managed all Owners Corporations within our portfolio since construction completion and handover and have an excellent knowledge of your valued asset.

Our place based business is underpinned by strong community engagement. We are a not for profit company with a rigorous commercial focus.
unison.org.au



OC Manager Jake Tudor & Susan Ashcroft, Place Manager, The Nicholson, Coburg

OC AGM Season is upon us

To ensure that you receive a notice inviting you to your OC AGM meeting, please ensure that your contact details have been updated at our office. Please feel free to email us at ownerscorp@unison.org.au should your details have changed recently.

To ensure that you have a valid vote at the AGM, you must ensure that your levies are paid to date. The Owners Corporation Act 2006 does not allow a lot owner to vote unless they are financial at the time of the meeting.

Proxies

When a lot owner cannot attend a general meeting of the Owners Corporation a lot owner may appoint a proxy in their

absence to vote on all or certain matters.

A lot owner must ensure that they are financial and that they are not in arrears in order for their proxy to have a valid vote (where an ordinary resolution is required).

A lot owner must complete a proxy form and return it to the Unison office prior to the meeting taking place in order for the proxy to be valid.

A proxy cannot pass on their voting rights to another party.

Owners Corporation Department Staff Update

Leonie Lynch has joined our team to carry out the Owners Corporation administration position. Leonie assists our team in delivering great customer service to all of our owners and residents.



Communities
that thrive

Kensington Food Forest

Our aim is to create engaged and connected communities and have worked with residents and partners on projects such as balcony garden workshops, community theatre and recycling projects.

There have been wheelbarrow loads of local community energy and support to grow a public food orchard on the Kensington Estate which will be nurtured, managed and shared by the Kensington community.

Led by Unison and a local permaculturist, the Forest garden includes olives, nuts, fruits and berries, vegetables and herbs and is located next to 56 Derby Street adjacent to the playground. Go and check it out!

The Forest has been established with support of the City of Melbourne and the Victorian Department of Health and Human Services. It aims to promote neighbourhood connection and participation.

A twilight community garden party will be held on Friday December 8, kicking off at 5.30pm, to celebrate and launch the Food Forest.

Keep an eye out for more information closer to the date.

If you would like more information or to join the group contact the Forest Care Team on 0448 840 030, Unison on 9371 2000 or Facebook - KensingtonCommunityFoodForest.



Help our community go green!

Each building has a rubbish room to separate landfill from recyclable materials. We strongly encourage residents to check the posters in the bin rooms and the clearly marked rubbish bins to help you sort rubbish and reduce waste – please help our community reduce waste and go green!

End of year celebrations

If you would like to hold an end of year celebration with your neighbours – we can help. Unison can supply BBQ items, fliers and photocopying and help you organise the event. Contact either Jake or Susan to talk about how to arrange an end of year celebration for your building.

Property Management News

Reforms to the Residential Tenancies Act

The Victorian State Government has undertaken a review and announced an initial set of reforms to the Residential Tenancies Act 1997 (RTA) which means a number of changes to Landlord rights around renting. It is planned new regulations will be introduced into the Victorian Parliament in early 2018.

Key reforms to note are:

Rental Pricing: Landlords will only be able to increase their rent every 12 instead of 6 months. Landlords will not be allowed to accept higher offers on their rental properties during the leasing process.

Rental Notice: There will no longer be a 120 day no reason notice. If a tenant receives an end of fixed term notice they will now be able to provide 14 day return notice to the owner.

A landlord is now liable to advise the tenant of any future sale and important issues to the property. If failure occurs the tenant can now take the owner to VCAT.

Pets: The landlord will not be able to advertise a no pet property and won't be able to reasonably refuse the request to keep a pet. However tenants will be liable for cleaning or fumigation related to

the property damage by a pet that goes beyond general wear and tear.

Modifications: Tenants will be able to make minor modifications to the premises on the provision that they obtain the landlords permission which cannot be unreasonably withheld.

Tenancy Rights: The government will create a black list which will publically name any Landlords and/or their Agents for any breach of duty under the RTA.

You can find more information about the Residential Tenancies Act reforms at www.engage.vic.gov.au/fairersaferhousing

Please don't hesitate to contact us if you have any queries or issues

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