

**AN OPENING RESPONSE TO THE COMMUNITY SCHEMES LAW REFORM POSITION PAPER (2014)
ALSO IN RESPONSE TO THE AGRICULTURAL COMPETITIVENESS GREEN PAPER (2014)**

USING THE EXAMPLE OF LIVING UNDER STRATA TITLE, COOPERATIVELY, COMPETITIVELY, OR NOT

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OVERVIEW

Voter and management ignorance, poor scheme and insurance design, intellectual property and competition are addressed in related local and regional contexts, using an example of living under strata title. The Community Schemes Law Reform Position should not secretly drag us into the incomprehensible 'community, precinct and neighbour' schemes it describes following strata management, as the latter is ignorant enough already. Discussion of by-law treatment in strata management is also attached. By-laws should not be treated as laws or there will be even more lawyers and their colleagues than ever driving their professional plots secretly, with many others promoting similarly closed shops. They add to costs and reduce scheme performance.

Openly cooperative regional scheme and fund management are necessary, based on regional operations and the particular place and persons within it, whether they are supposedly acting as elected representatives, or not. Shared regional and state health services and related insurance and funding approaches are used as examples for developing data driven risk management to improve and personalise services for all more cheaply. One suggests related implications of this regional approach for the Agricultural Competitiveness Green Paper direction, particularly in regard to regional debt, land and water treatment supported by related extension services, communication and education for more green and sustainable development in a fairer planned and cheaper state. Discrimination is discussed in related contexts to show why one hates the lawyer and court.

ON THE SIDE OF LESSER BREEDS WITHOUT THE LAW WITH KIPLING

Regional and competitive state and trading contexts of the Community Schemes Law Reform Position Paper and the Agricultural Competitiveness Green Paper: Be more open and free as the key way of avoiding corruption in order to foster broad learning. Prefer commoners not lawyers. As Mark Twain pointed out, in touch undoubtedly with Freud, 'Denial ain't just a river in Egypt'. (Baby we're talking about feudal relations. We hate their guts, especially at Xmas.)

One begins this analysis of land and housing management design with recent quotes from PM Tony Abbott and China's President Xi Jinping. In the article 'Australia can walk far with China' (Australian Financial Review (AFR 45) 18.11.2014) Tony said we are a testament to the saying that a wise man seeks harmony not conformity.....As President Xi told the G20 just two days ago, 'if you want to walk fast, walk alone but if you want to walk far, walk together'. The key messages must be clearly and openly sent to avoid corruption, which may only be another name for looking after the family first or paying money to get better service faster. Tipping, begging and charitable donations are suspect. (Open them up and discuss them to see if they appear to be in the public interest or not.)

See the related discussion of regional planning, based on housing management and fund direction later and attached. This is mainly also based on World Health Organization (WHO) and open state health service models for bringing real security, as distinct from the imaginative US kind, based on the demonstrably wrong idea that state support for gun purchase protects people, rather than killing them in greater numbers. (See Tiffin and Gittins book 'How Australia Compares' (2004) for comparative OECD data on homicides and health which shows US homicide rates are far above all similar nations; health is comparatively poor and health care comparatively costly.) Markets alone cannot serve people well. The case for more open regional schemes, projects and action is put. One is happier with open surveillance. In Australia we usually trust Big Brother more than the market. A pox on lawyers' houses. They are adversarial monopolies leading multiple closed, ignorant, shops.

Strata title housing management and the Community Schemes Law Reform Position Paper are first addressed, however, to provide leadership in regional contexts of the Agricultural Competitiveness Green Paper. Balance this, on the other hand, with the statement in the previous article 'Mutual trust will feed prosperity', in which President Xi is quoted as claiming: 'There is an Australian saying: 'keep your eyes on the sun and you will not see the shadows'. (*Bullshit there is. This is the kind of double standards we've always worried about. We say, 'Keep your sunny side up' and 'Women hold up half the sky' or 'Always look on the bright side of life', with Tony. We used to say 'Keep your eyes on your fries', but now not so much since people got fat and lazy with the car and global sugar, palm oil and related products destroying precious habitat while making a lot of economic sense to locals.*)

One recalls the article 'Imperial Present' (AFR 4R 14.11.14) in which Elizabeth Economy states Xi has labelled ideas from abroad that challenge China's system as unpatriotic and even dangerous. Beijing University has banned academic research and teaching on seven topics: universal values; civil society; citizens' rights; freedom of the press; mistakes made by the Communist Party; the privileges of capitalism and the independence of the judiciary. (*Following Mao one touches on 70% of them. See www.Carolodonnell.com.au Xi is nuts or Economy is lying or mistaken – what are the odds? How does Xi feel about pointing out mistakes made by US politicians? One recounts plenty of those. (I am the White Haired Girl with a direct line to Mao, who is 85 years old when it comes to screens.)*)

Key Xmas marketing direction:

Buy a copy of the book, '**We are all born free: The Universal Declaration of Human Rights in pictures**' (2008; \$12.95) from Community Aid Abroad (CAA) and see if it makes you puke. One would not give it to one's grandson, for example, at least not yet. What happened to the free AND EQUAL? One finds it the typical Amnesty product, pandering to the established feudal assumptions of the court. Key differences between global, modern and feudal assumptions are discussed later. On the other hand, '**We are all Born Free in pictures**', has a catchy ring, especially in a global gift economy. If reciprocal gift giving has mutual value at the family level, surely it must have mutual regional and international value as well? One explores this naturally as a woman, hoping economists, fund managers and others with two ideas to rub together have a go as well. (Take our women to Gittins.)

Matthew Mason-Cox, Minister for Fair Trading, states that at the heart of the package delivered in this Community Schemes Law Reform Position Paper (2014) '**are measures that seek to better**

protect residents with a focus on ensuring transparency and accountability in decision making’.

One notes the minister’s key aim is protection of residents, (who often include renters and children) rather than owners’ corporations or community, precinct and neighbour’ schemes. In this context one wonders what the minister’s view is on competition and any achievement of health or related quality of life, financial or not. Tiffin and Gittins’ book ‘How Australia Compares’ (2004, p. 254) shows that in the US, the presence of guns is statistically far more likely to kill people than keep them safe. The US has a poor theory of both competition and voting as both have delivered outcomes which are demonstrably the reverse of what people wanted when they invested and voted, which was a better standard of living in future compared with the past. The US is driven by rich global alliances in secret dealings legitimised in law to sell product, which is mainly confusion. These are the masters of war, our feudal masters Dylan wrote about, calling themselves democratic.

Surely they must still make many Asians sick, especially if they are not making money or lost it. Many lesser cultural grudges in many cases have surely been held in memory for multiple generations.

One guesses the average Australian has absolutely no idea. One counts oneself among the group. However, one finds it fairly easy to accept that suffering is overwhelmingly subjective, while death is not. The professional blurring of the distinctions has not usually helped research or ethical practice. As professionals work in closed shops with closed jargon, open educational approaches are vital to prevent their collegiate cultures ruling automatically in the interests of colleagues or more powerful clients, rather than in the interests of the less powerful client, worker or community. Surely SBS TV and radio are perfect regional partners? One has never seen a better service anywhere in the world.

This is discussed later in relation to discrimination legislation, using sexual harassment charges as examples of how court action has increasingly degraded ideal behavioural expectations of adult women and men regarding expression of duty of care at work in health services and elsewhere. In the safest places in the work force, people may now be encouraged to see themselves as victims. The hazards in the most dangerous workplaces may just be viewed as part of the job done badly by men. More honesty is necessary. (Start ripping into your mates and yourself. Love, Mao.)

THE COURT KNOWS NO DIRECTION EXCEPT THE RULER, THUS SOWING CONFUSION AND COST

Q. How do ‘community, precinct and neighbourhood’ schemes differ from each other and strata title schemes in the Community Scheme Law Reform Position Paper? To whom does it matter?

This submission puts the Community Scheme Law Reform Position Paper (2014) in more clearly informed regional, national and international policy and development contexts. The Introduction (pp. 2-4) of the Paper is unclear on how the definitions and characteristics of **community, precinct and neighbourhood** schemes differ from each other and from **strata** schemes, with which one is more familiar, as discussed later. This lack of clarity about key terms is repeated throughout the Paper with unknown ramifications, financial or not. It detrimentally affects Chapter 1: Consistency in Strata and Community Schemes; Chapter 2: Community Land Development and Chapter 3: Table of Proposed Reforms (pp. 25-30). This is also discussed later in relation to calls for ignorant voting.

One wonders why this opacity about the key definition of schemes is the case and to whom it matters. The court is one's guess as the 'interpretations' in law merely repeat the word one was hoping to have explained. This reduces any potential for good management, measurement and any related ability to identify and reduce risk and cost to any kind of property, land or scheme. This is discussed later and also in the attached in relation to a dispute over noise and the noise by-law in housing under strata title. This discussion of strata management also suggests that the Community Scheme Law Reform Position Paper appears highly likely to fuel more disputes and costs, rather than achieve the reduction of red tape and cost supposedly sought in both strata schemes (p.5) and community schemes (p.13). The court is such a splintered beast, ignoring the importance of any surroundings outside its rule. Find more knowledge and common sense in a common dictionary. One has played this role before as a NSW public servant trying to provide information on work. Something gets written to avoid lawyers then the latter grab it and reify it in law in the court. (You wonder why your work life is a confused and confusing mess of regulations and I thank God I'm out. We all have a right to everything and have the health status to prove it? What's eating Gilbert?)

Superficially, there is a primary reliance on voting in strata management and in the related discussion and Table of Proposed Reforms in the Community Scheme Law Reform Position Paper. There appears to be an unquestioning acceptance of positive relationships for any owners' corporation between voting and any services to the scheme, which may or may not be mandated in law. Much voting by the strata 'executive' committee, however, may be comparatively uninformed and unrepresentative of the owners' corporation. This is because the strata manager appears the only one with overall financial knowledge and power of contact over matters, and because tenants often abound on the property as distinct from owners. The latter are living elsewhere and their affairs are managed by real estate agents. This confusion of roles may easily lead to greater dispute driven cost, which may also be delivered via the pursuit of conformity to by-laws and many apparently broader but conflicting community standards enshrined in law. (See the example of a noise by-law attached.)

Hazards faced by women, children and men are better informed if treated in situ, rather than court

Adequate housing is necessary for the expression of some quality of life. Related hazards arise in building construction, management and maintenance of a particular property and place. Housing is also associated with sexual expression, caring for the young and old, domestic invalidity and violence. Being a woman old enough to have seen how the 1970s advent of effective contraception, the no-fault divorce, children and supporting parents' payments have affected women, men, children and housing, one recalls a remark by Lord Bingham, a former Lord Chief Justice of England and Wales, quoted in Helen Garner's book 'This House of Grief' (2014). Garner writes on a murder trial of a man who killed his children by driving into a dam. Apparently Bingham was robustly in favour of appointment of lay magistrates as they were free of 'the habits of thought, speech and bearing which characterise professional lawyers and which most people find to a greater or lesser extent repellent' (p. 292) (Too true? He had retired. Men of the law never speak out on the job. How do they parent? The concept of duty of care, which is lawyer driven and industrial, is ideally mutually related to this.)

One wonders if lawyers as parents are ever struck by the differences between the ways they would treat their feuding clients and how, as parents, they treat their own feuding children. If many find cutting people up in law and in court repellent to treat a case, and yet have never been personally confronted by it, as distinct from grazed in passing tax or premium encounters, one wonders how police must regularly feel. Bored? One wondered this recently, for example, in regard to the

apparent police treatment of a bombing related to the 1978 meeting of Commonwealth Heads of Government (CHOGM) at the Hilton Hotel, as told by the academic formerly held by police to be the bomber (Anderson, 1992). One may then compare this with 'The Family Court Murders' – Four murders, five bombings, no convictions' (Marshall, 2014.) The police appeared determined to put Anderson in jail for the 1978 bombing and conversely appeared to work to rule to keep a later man free to do multiple bombings, because they thought there was an insufficient case. Having read 'Take Two: the Criminal Justice System Revisited', one sees why police might have been pissed off. This is the case for more open management, so one generally prefers Big Brother to the market. He is ideally more protective as that is his real job. One just needs to even him up on the other side.

The Community Scheme Law Reform Position Paper is later shown to resist more openly planned and strategic approaches to development, preferring secret market operations. It should instead take perspectives which seek to be more regionally informed. Having seen her perform on TV, one worships the leadership of Christine Lagarde at the International Monetary Fund (IMF). Her response to the audience question on the performance measures used by the IMF, however, was her first unclear one. Did she look embarrassed? Does she hate publicly spouting men's drivel? Will this be driving Australians and others into unstable market camps, rather than in pursuit of effectively planned regional and strategic green and democratic development in more openly cooperative and competitive services on common ground? (You tell me. One is used to that.)

THE RELATIONSHIP OF STRATA MANAGEMENT TO THE COMMUNITY SCHEME AND BEYOND

Who am I in strata management? Who has executive powers and what are they? What is to be done about dumped rubbish in any suburb? (Personal examples of ignorance related to voting that the Community Scheme Law Reform Position Paper also ducks. We need open direction.)

One speaks as a member of the strata 'executive' committee at St James Court, Glebe since 1994, still wondering exactly what a strata owners' corporation is and how it is expected to fit in with the other labelled boxes on the diagram on p. 4 of the **Community Scheme Law Reform Position Paper**. In the Table of Proposed Reforms, in Chapter 3, point 1.5 states that in the current laws '**the executive committee does not have any executive powers**'. **It appears that this will continue to be the case in the new laws**. In my experience of strata title, the strata executive committee is a rubber stamp for key strata management financial purposes. If the strata manager is going to make a decision regardless of a vote it should be clear why. Reasons for dissent should be recorded. From this perspective any concern is ideally expressed in writing about it early, whether the writer was wise or ignorant, right or wrong in hindsight. It is better to learn from experience.

The moral and intellectual life are not mainly to do with loyalty and voting but with valuing independent thought and learning. Action is of that process, which is ideally part of the transition to democratic relations, guided by increasing knowledge and experience. Fair Trading has a clear simple contract for quality management. It is like a cake recipe. You state what you want and steps to make it. Payments are made after key steps, after inspection of the site and related notation. Changes may need to be made on the way, as a doctor, for example, may make with a patient.

Training and accreditation may add well to this quality management process, as discussed later. The Agricultural Competitiveness Green Paper is ideally considered in related regional extension services to improve the land and quality of life and to undertake related education and research. The WHO direction always starts with addressing the poorest quality of life first. If not, they may be further crushed. The same approach applies to the protection of ideal habitat for nurturing biodiversity. Hazards are ideally prioritized for their severity and frequency in a place before treatment to reduce them. This is geared to implementation of the risk management and related insurance approach.

I guess if the Community Scheme Law Reform Position Paper had explained what 'executive powers' are, I would find we do not have them on the strata executive committee, discussed later. If we don't have them on the strata executive committee, one wonders how we could have them on the owners' corporation. Nobody but the strata manager, to my knowledge, has a copy of the strata roll or knowledge of all the real estate agents who manage the affairs of renters on this block, often on behalf of town house owners' living elsewhere. One wonders what the associations of the strata manager are, if any, with related developers, insurers, and many other key service providers to plots.

Recommendation 1.5 of the Community Scheme Law Reform Position Paper states that in new laws, the 'executive committee' will be renamed so that it is 'neighbourhood committee', 'precinct committee' or community committee' *to better reflect its role*'. This role, however, is as clear as mud. Are we all to remain ignorantly led by the nose as usual, while the official state pretence appears to be we are effectively in charge? One feels humiliated being nudged along or told to conform to some legal pretence in any vote dictation during the AGM. Reform is discussed later.

In regard to the blithe assumptions that one can get rid of a strata manager by voting, for example, one wonders how any individual or group, right or wrong, could do it as only the strata manager I assume, holds the strata roll and all key information about the people who own and service the plot. The Community Scheme Law Reform Position Paper appears to be living in lawyers' land as usual. Try opening up to more informed local knowledge where the problem actually occurred instead. In the NSW public service one was supposed to write a speech for the minister or head of authority, etc. without discussing it with key stakeholders. I secretly gave major stakeholders a draft copy beforehand to ask them if they thought it was rubbish. What would a speech writer know about it? (Email has been a Godsend for more generally informed and broadly consensual behaviour.)

In Recommendation 1.13 of the Community Scheme Law Reform Position Paper, however, it is not particularly clear or helpful to state that current law is silent about abandoned goods and that in the future processes will be established for dealing with abandoned goods similar to those that exist under residential tenancies law. We are constantly plagued by abandoned goods where we live in Glebe under strata title so wonder what these are. Many are constantly passing by to dump near us. In our street there is a constant stream of old household goods, packaging, etc. which are too big for City of Sydney Council bins so which are dumped instead by people here or travelling through. The thought of thousands more and their rubbish living close by in future years makes us quake. The point is not to undertake the risky midnight task of confronting dumpers to take them to court. (Surely the Japanese can tell us how to manage rubbish as their country is so clean? Does Japan waste huge amounts of food and plastic with such high standards of cleanliness? I've no idea.)

At St James Court I have often complained the strata manager is the only person with the historical, holistic and comparative knowledge of the collective business, as well as the paid time plus broad and long experience, to manage this block – well or not. The strata executive committee is equipped to act only in an advisory capacity on some strata matters. It is a fiction that the strata committee represents the owners' corporation. On the strata management committee we just live here and care enough to come to about 4 meetings per year about things which affect or may affect us personally. We may or may not roll up and vote with little or no prior thought, let alone knowledge to support any position. How often would you totally replace your roof? Contacting the managers of neighbouring buildings also often seems like trying to find the right CIA man – virtually impossible.

The strata manager, on the other hand, has managed St James Court and many other buildings or businesses for a living for years, in secret from us. She also shares this management role with real estate agents who manage the affairs of members of the owners' corporation who are living off-piste, renting out their parcel. She has relations with many service providers to the plot. For the purposes of genuine management we members of the strata executive committee are comparatively cosmetic and all too easily may be made the pawns of less or more ignorant or demanding people, whoever they are. This only showed itself to me after I retired and decided to take more interest in the place for many reasons primarily related to fear of losing more disposable capital, not making it. (I retired in 2007 before the global financial crash of 2008 and its effects on me and the block.)

SHALL I COMPARE THEE TO A SUMMER'S DAY? (TOWARDS MORE BROADLY AND OPENLY JUDGED MERIT AND STANDARDS IN THE PUBLIC INTEREST RATHER THAN THE LAWYERS')

Make judgments on the merits of the particular case in the light of related information. Merit is most easily and fairly found in broadening access to services with individual treatment of any matter determined by specific context. Don't treat all the same but openly justify their treatment. Doctors do this all the time. It isn't a hanging crime to be wrong but it may be upsetting for all. Learning from this process is growing up. (Some of us have never really had to do it at work or at home. One counts oneself amongst that lucky few, working all one's life as some form of teacher, learning as one goes along with men or not. Have women mattered that much? Who knows?)

Voting by the strata 'executive' committee may be part of the management problem because the committee may be comparatively ignorant of any but its own individual direct interests and is comparatively narrowly self-interested. From this perspective experienced in strata, one deplores the unproblematic emphasis on voting in the Community Schemes Law Reform Position Paper (e.g. in Recommendation 1.1, 1.3, 1.4, 1.5, 1.12, 1.13, 1.14, 1.36, etc.) The avoidance of disputes is best gained not by reliance on voting but honestly on the openly judged merits of the particular case and place, as in a response to mediation of a residential dispute over a noise by-law, which is attached.

This observation may also apply, perhaps, to the management of national cooperative arrangements and '*a nationally consistent and mandatory approach to farm debt mediation*' addressed in the

Agricultural Competitiveness Green Paper (p. 22). Why no case by case basis for resolution? This would appear necessary if government engages in rational regional planning from any view. One often admires the policy ideas put forward in this Green Paper but surely policy also has to open up. The Paper states: *Some stakeholders indicated their preference for a nationally consistent and mandatory approach to farm debt mediation. Arrangements applying in NSW were offered as a possible model.* One wonders what these were and guesses they are part of the problem of covert financial manipulation of the lot. Surely in regard to debt mediation one should make any analysis more holistically in the case of particular persons involved in their particular environment, as occurs in ideal health care practice? One would prefer to bare oneself to government advice, as one distrusts the private sector which is far more inaccessible to penetration if it decides it never wants to respond about a given matter, which may also be most of the time. Are women in the business?

We all have a right to everything in court? This is bullshit! By-laws should not be treated as laws

From one's strata 'executive' committee perspective, the concept of **Enhanced by-law enforcement**, in the Community Schemes Law Reform Position Paper (p. 15), suggests high risk and cost is coming for the comparatively innocent by-standers to any dispute. Those wishing to remain uninvolved also seem unlikely to be the more closely related service providers to the plot, who should respond, one assumes, to client concern. '**Enhanced by-law enforcement**' appears already geared to encourage lawyers. By-laws are not laws but narrower social ideals designed to be more flexible to suit the particular environment and case. (Think of them as God's Ten Suggestions for the Plot, perhaps?)

It is necessary to develop management contexts which are more broadly based on knowledge about the person, plot and environs. Informed discussion, not secrecy, is ideally protective because more education of all involved takes place. This was the original idea for codes of practice under occupational health and safety acts, which express key duties of care at work. Ideally the codes were guides from which one could and should openly deviate (like a doctor) to meet apparent requirements of the particular case and ground, which may or may not be highly diverse. Lawyers have since treated and turned these instruments into the rigid rule of law I guess, as this is their usual method of operation through constant appeal to the court where the duelling expert opinions may be revealed at last. (The concept 'law reform' in the Community Schemes Paper or elsewhere is highly Orwellian as the history of law is not often taken in any broader industrial and environmental context beyond the legal rulings themselves. The courts control all government still.)

The attached open personal note on a noise complaint arising at our St James Court strata executive committee meeting (16.10.14) is aimed at opening treatment of noise, related by-laws and other key matters to the more commonly informed and immediate common ground. Here on the plot we talk more about noise, trees, fences, pipes and rubbish than insurances. From this perspective, City of Sydney Council ideally provides the general community standard and the by-law seeks higher thought, which ideally is more broadly open. This is discussed attached in regard to the needs of a sick person living alone in one of our town houses in Glebe. It should be noted in any related voting context, that it is morally abhorrent, as well as stupid, to pretend people came to agreement at any meeting when they did not. It is also morally abhorrent, as well as stupid, for those who consider

themselves more accurately informed on any matter and can show why later in writing, to bend to the will of any more ignorant voting majority and shut up. Christians and anarchists agree on this? How do natives who burned effigies of Noel Pearson, Marcia Langton and others feel one wonders. This is not an idle question as it goes to the heart of free speech and more informed decision.

Notes about City of Sydney and noise by-law requirements respectively were placed before the strata executive committee at St James Court by a member of the owners' corporation in consultation with the strata manager. From reading them it appears likely to be onerous and costly for property owners (in which I am included) and potentially unfair to tenants, if property owners '**must ensure they find suitable tenants who will not disturb others with offensive noise**'. This is like asking police (real estate agents in this case) to assess the potential for persons to commit specified crimes so as to disbar them from a particular residential location before they come into it. Crying babies, learning to play a musical instrument, chatting on balconies late at night or terrible taste in music - are they all out? How does a real estate agent know in advance what one may find offensive about a neighbour or like? Even matchmakers and the individuals involved may be unable to predict their own reactions. However, one needs a 'head tenant' concept and clearer real estate management process because people sub-letting rooms in their houses may be otherwise unreachable to management.

What is happening with insurance and premiums? The keys to data driven risk management

More open and data driven management of insurance and regional funding practice requires discussion in relation to 1.37 in the Table of Proposed Reforms in the Community Schemes Law Reform Position Paper. It states '**the law does not formally recognise internal dispute resolution mechanisms and recommends that in new laws: 'Dispute resolution mechanisms within schemes will be formally recognised and guidance material issued to help schemes establish processes for resolving disputes internally' (p. 29).** What is being suggested here? Why don't we all state our view of the situation which includes our own as honestly as possible? What data on hazards, from the most severe to the most common, is collected anywhere in regard to disputes and disasters in shared housing? This ideally helps key services prioritize and learn more about hazards and their relationship to people in particular situations, to treat them in future. Rising house prices and debt, more job insecurity, family responsibilities and homelessness cause tension in any shared housing. Traditional forms of insurance competition on premium price encourage global financial crisis and better managers often feel the effects and pick up the costs of those who wind up in court, or not. These issues are better understood in work-related injury and health care. Translate it to housing. See www.Carolodonnell.com.au (Play me till your fingers bleed. I am a teacher and student.)

In readiness for the November 2014 Annual General Meeting (AGM) one pointed out that Fair Trading sent on request a booklet entitled: 'Responsibilities of the owners' corporation in a strata scheme'. It states the insurances the scheme should have are: **Building insurance; Public liability insurance; workers' compensation insurance; Voluntary workers insurance.** We don't have this but have eight others instead. They are **building; common contents; loss of rent; legal liability; personal accident; fidelity guarantee; office bearers and catastrophe insurance.** In this instance, where insurance premiums, (claims and related premium costs?) appear as a key part of the yearly management levies and costs, one continues to wonder how strata managers or anyone else are expected to predict and manage risk and premium cost. No help from the auditor there, of course.

We all manage in the comparative dark. One also wonders why the strata manager has changed her bank and so our funds. I guess she sees this like most other things around here as private business.

Somebody from the government should tell us more of the truth instead of legal crap. The more funds government privatises, (including into the voluntary sector), the less it becomes possible to control any insurance cost, depending of course, upon the nature of the privatised relations with government. This has increased inequality so that government employees may be a comparatively protected species. One guesses this may also be so for some working in some voluntary or commercial sectors? Transfer into regional funds may be good options for many organizations.

Protected job status appears to have occurred, for example, in relation to the privatization of the government waste management business WSN. It seems to have been the only thing that mattered and took multiple lawyers working at arm's length from each other. They produced the most stupid Expression of Interest I've ever seen, discussed later. Seek more self-directed change, voluntary or not, with broader information. Stop keeping people as if they are children - to be jollied along. Tell them truths about the sick and evil nature of lawyers and feudal relations. Eva Braun loved Hitler.

Analysis of shared housing and land ownership and management under strata title and as described in the Agricultural Competitiveness Green Paper (2014), suggests more openly rational and cheap treatment of shared land, housing and intellectual property (words, pictures and numbers?) are needed for more effective management of trade and cooperation to occur, like competition.

Sport, much as one personally hates or ignores it, (e.g. football or golf) is widely and deeply loved. It also provides great metaphoric truths for life, unlike the professional discourses which may find themselves abounding on their grounds in many cases. One was stunned to see the movie 'Moneyball' demonstrated the same management principles one learned in the NSW public service. One wonders how Sydney Uni. sports club could usefully fit into the Sydney Uni. strategic and related plans, instead of spending so much of the compulsory fees students pay to the student union, on funding elite sports. This is a huge student transfer to a tiny privileged male college bunch. Plays, music, song, acrobatics and dance are quite different expressions of love and rebellion. You can't stop the music, etc. What are sports fraternities doing about regional communications? (One always addresses them as the most powerful actors in the regional arena. I learned it as a Queensland girl.)

Linda Burney, Labor's Aboriginal affairs spokesperson apparently said comparing Aboriginal land rights to privatization was 'divisive', according to the article 'Racist' land claims law withdrawn' (Sydney Morning Herald (SMH) 5.5.14, p.13). Let us be treated as an open and honestly spreading laboratory. If this is not safer, it should be, so if not, we ideally want to know the reason. The point is not whether we believe the speaker has the truth but whether we are learning. Refusal to face death just suits lawyers, as shown later. The safest place to be may be an airless box but is it living? Learning and safety goals go with risk which is ideally openly managed in shared schemes. Dad was a top amateur boxer in London from Welsh stock. Mum's father had a pub in Hackney. Like many Australians they were far from stupid. Londoners learned a lot about life. Don't let lawyers ruin it.

WHICH TRIBUNAL WAS THAT? SECRECY AND CONFUSION REIGN AND ENCOURAGE DISPUTES

The Community Schemes Law Reform Position Paper suggests disputes may end more expensively and often in lawyers, perhaps in the NSW Civil and Administrative Tribunal, or maybe another, operating remotely from its brother. (Lawyers usually think ignorance provides objectivity.)

Writing early and openly to judge matters on the ground in a more broadly and openly informed manner than occurs in court and related professions, is the modern moral and intelligent way forward. This is putting oneself in the picture and is surely a natural graduation from the tweet or related drawing of the regional mud map with houses, stick people and other key features.

In some circumstances journalists or others with good writing skills may put on paper what others closer to the plot have told them, then check the rendition back with them before opening it up to others and higher judgment if necessary. Always avoid the court. It lacks on the spot understanding and public accountability by pursuing adversarial practices and withholding professional opinions which are usually only revealed to the disgust of others in court. Withholding opinions may be the key practice of mateship in more elevated circles of polite behaviour. Former head of the Department of Industrial Relations, Joe Riordan, said one should never make one more enemy than one has to. As a woman one finds oneself an enemy of the lot.

In the Community Schemes Law Reform Position Paper, point 1.36 (p. 16) headed 'Better dispute management', appears an unworkable direction from a perspective in strata management, because of the common combination of ignorance and voting requirements discussed above. The more informed way forward regionally must also be more open. One is thankful, for example, for the recent advice to our strata management committee which states '*Be vigilant about any correspondence with tradespeople that suggests that you may have a role in site supervision*'. (*Too right. Who is doing it? What are they doing? How? Avoiding responsibility is part the story of life for very good and bad reasons. Tony Abbott once said that the government manages the private sector and nobody manages the government. Surely Petunia the reverse is clearly the case with lawyers and in the upper reaches of the crew is where they like to be with their best mates. One has often been pitifully grateful for the opportunity to be of service. It has been a lot of girlish fun, including after one got a golden boot to pay off the mortgage, free time and a broader palette.*)

1.36 states: 'Enable the NSW Civil and Administrative Tribunal (the Tribunal) to make orders with respect to management and caretaker/building manager agreements for community, precinct and neighbourhood schemes, similar to Tribunal orders relating to agreements under section 183 of the Strata Management Act 1996'.

The Paper states that *this will allow the Tribunal to make orders where the managing agent, caretaker or building manager has refused or failed to perform their duties in accordance with the agreement or has performed unsatisfactorily, the charges payable by the association under the agreement are unfair, or the agreement is otherwise harsh, oppressive, unconscionable or unreasonable*. Currently laws are silent in this regard and one is not surprised by this in strata title.

On a strata management committee or as a member of an owner's corporation one is in no position to effectively question the strata manager. The relevant information to do so as an individual, let alone collectively as a group with diverse unknown interests, large or small, is not available. We are a pig ignorant lot about things we cannot experience immediately on the ground ourselves. The only point of lawyers is that they have access to the secrets that they have mandated as secret for us. These bastards have a way of driving everybody by the nose whether they want to go or not.

Take the attached example of noise in my immediate neighbourhood. Is this someone's small business dispute? How will it be recorded and resolved? What ramifications could a dispute continuing have for whom? What is its potential passage? Surely a government would want to cut cost by cutting out lawyers and encouraging clear and honest writing for free instead, as this route would be so much quicker, more reliable and educational for all involved who occupy the country. As I understand it, the legal concept of 'No Invalidities', will never allow a government to bring this about. The court will be able to bring itself back in control as before only more costly. That is my long working experience. One despises their collective silences, winks and lies and encourage free speech. (That is the code of the West. You may end up dead if you try it. Like Jesus on the Cross.)

The relationship of the NSW Civil and Administrative Tribunal (the Tribunal) to any matter also requires more consideration for anyone pondering in rising panic how the whole of the Table of Proposed Reforms in Chapter 3 may apply to them for reasons primarily related to the combinations of secrecy, ignorance, voting and the knee-jerk secret legal discourse which normally drives the lot. Under such circumstances our first focus is ideally perhaps on 1.28 (p. 28). The current law is:

The developer has the right to vote on defects matters, albeit with a reduced entitlement.

In the proposed new law, however:

The right of developers or anyone connected to the developer to vote on matters relating to building defects will be removed.

What is going to happen? How do they propose to do it? The people writing the above just look like cock-eyed optimists to me. However, I'm always happy to read or hear a better view, especially from small business – employee one day, subcontractor the next, etc. etc. Surely with payment of taxes and superannuation we are all capitalists (developers?) now – in the nicest possible way of course. One wonders what the intent of 1.28 is other than to provide greater feasts for established lawyers and will thoughtfully set up a free exchange by emailing a copy of this to CHU our strata insurer.

The person who values friends may find themselves naturally inclined to their support. This is not good for objective assessment or cost-containment, especially when lawyers are added to drive people encouraged to ignorance by law, fear or disinterest. However, this is Glebe, so we often expect to face the collegiate cultures. 'Every little meaning has a movement all its own', as Teresa Brennan used to tap at parties. In regard to the residential dispute over a noise by-law as discussed in a strata management context attached one naturally asks - 'Boys, are we on the right track with our writing as honestly as possible about the way we see the matter, ourselves included?' (Yes.)

On an Intrepid trip in France and Spain I shared a bedroom with a woman who also wanted to know the answer to this question in regard to her divorce. Just ask me about finding asbestos on this block? If Australia is to pursue an asbestos removal frenzy at least think of which sites should be treated first and what to do with the asbestos. Bury the knee jerk 'Just get it out of here' response as it goes somewhere else secret which may already have plenty blowing around. Waste management is ideally undertaken in open regional management contexts. We grope for answers. Tell us, Tony.

How many Tribunals are there dividing the individual into his or her constituent narrow parts to settle their disputes under a particular piece of legislation, not to mention raising related questions of rehabilitation or compensation for people with depression or anger, etc. etc, - perhaps like police? Talking about anger is ideally therapeutic because the act is ideally also learning about the sources of anger. (One speaks historically as a person very often made angry and very rarely made depressed.) Who should be paying whom in this interactive service delivery situation? Andrew Ferguson of the Construction Forestry Mining and Energy Union (CFMEU) first pointed this question out to me in relation to industry research in general and his members. I was strongly amenable to the point because as a young mother and teacher I was used to giving out knowledge for free as part of caring.

Thus one asks in relation to all Tribunals in the Community Schemes Law Reform Position, 'Which Tribunal was that?' whenever the Tribunal is mentioned in the Paper. Does this Tribunal talk to others about key matters in some other law, in secret or not? One guesses not. One also assumes that if something goes to a Tribunal, the case will be tried completely anew, without considering any resolution attempts which have gone before and in the absence of access to the usual secret commercial or related knowledge lawyers will reveal only in court. One guesses the NSW Civil and Administrative Tribunal and the Fair Trading Tribunal are the main Tribunals. How many others are there that are broadly relevant to a housing construction and property management situation? How many are bound in a bundle of secret, contradictory red tape they inadvertently helped to amass?

Can we communicate and undertake urban, rural and remote placements and projects better?

One's heart often goes out to Malcolm Turnbull, flailing his way through communications. One trusts he understands it better than I do, which wouldn't be hard. On the other hand, he is a lawyer. SBS radio and translations are surely the future like SBS and ABC and other Australian TV programs, etc. etc. One thinks of the undoubtedly increasing ratio of mobile phones to rural or urban poverty spread in many populations, wondering where the impetus for effective sanitation and clean water are expected to come from, as land is further denuded, not only for tourists and supporting natives. (Perhaps foreign ministers Julie Bishop and Tanya Pibersek might give us a bipartisan Xmas clue.)

One's experience of asking Fair Trading questions has been very good. A person has usually replied quickly and helpfully to answer or provide help with an email question one has posed about a matter concerning the strata title situation in which one finds oneself. On the other hand, one nearly fell off the couch with amazement to find Telstra is not only one of Australia's most respected companies, according to AFR Boss Magazine (14.11.14, p. 27), but that David Thodey tied the remuneration structures of his team to customer service standards and insists on reading customer complaints. Even top executives are required to make customer calls. From the perspective of one who recently received a giant bill which was unexpected as the Telstra telephone marketer did not mention the fee for getting out of a current Telstra contract, one has always thought the Telstra management

mantra was more like a customer should never complain to a single Telstra person when she could deal obliquely with ten yet still not feel confident of any genuine problem resolution when asked. Perhaps this is the fault of the remuneration structures that make Telstra's company so good. It is alarming to see that Telstra is now entering into health care. One's nerves already feel softened up.

Today one ignorantly wonders if the Trades Monitor is something better than another nasty closed shop. Shouldn't we all know exactly how it works to promote capable standards of behaviour as widely as possible? This will never be achieved behind closed doors, as discussed later in vocational training. Sport is ideally not conducted behind a veil or kimono. The vocational Smart and Skilled program is ideally discussed, one assumes, in related regional schemes to promote jobs on the land.

If those controlling affairs are going to act the same as usual, which is to pretend we are driving when we know we cannot, then tell us we are too ignorant to manage. God knows one often thinks the same in reverse. Openly shared comparative filming, analysis, testing and reporting can show the way forward in particular conditions. Consider greening regions as a reverse of the traditional making and dropping bombs on people and lands while lying to them about the secure effects they feel, whoever ended up with the money or guns. Some US kids now have armed guards in schools. (Talk about lucky and productive?)

Intellectual property and its open communication are first principles of government in the public interest - open media. This is discussed later in regard to the NSW program Smart and Skilled. Open it and let a broad range of teachers offer to it by freely sharing intellectual property in situ or not. This is ideally part of the service extension program discussed in the Agricultural Competitiveness Green Paper and reflected in university strategic planning, rather than collegiate closed shops. Technical and further education in voluntary public and private sector settings is addressed later.

LIFE IS FIRSTLY A PERSONAL BUSINESS AND ACCOUNT WHERE WE IDEALLY UNDERTAKE RISKS IN MORE BROADLY INFORMED AND MODIFIED WAYS TO LEARN AND GROW FURTHER OR DECLINE AND DROP OFF. LOOK AT WORK COMPARATIVELY OPENLY, BROADLY AND REGIONALLY IN ITS RELATIONSHIP TO THE ENVIRONMENT, THE PERSONS IN IT AND CONTRACTS OVER LIFE CYCLES

Implement the Agricultural Competitiveness Green Paper in more broadly informed and cooperative regional contexts. Demographic and life cycle approaches in health care are ideally not primarily financial but about making the personal and impersonal journeys of life better for more. One assumes manufacturing and engineering can be better connected to this approach, for example in areas where one sees women doused in acid by men on TV. Is this preventable at a corrosive source? If not, why not? The medical miracle has substantial limitations as a response to an environment and its hazards which ideally need to be understood to eliminate or reduce them. Overstocking and desertification are ideally treated in shared human and related animal contexts.

The Green Paper states that on average, profitability in Australian agriculture is low, particularly given the riskiness of the business. The average rate of return including capital appreciation across all broadacre farms over the 20 years to 2012-13 was just 4.2% and 1.1% excluding capital

appreciation. In comparison, the yield on 10 year government bonds – the safest investment in the country – was around 6% over the same period ((pp. 5-6). Average rates of return mask huge variation. From this position would better management mainly involve more open planning for diversification of regional investment which is also safer and cheaper for total population health than market models? For broader productivity and competition one must break the lawyer's monopoly control which engenders multiplication of secrecy to rule over all in increasing confusion. Always prefer journalists, film makers and other writers as their training is more modern and cheap.

The Green Paper is clear and full of apparently sensible directions. However it also appears the land has often been overstocked. In this regional context the fair treatment of land, businesses, jobs and housing requires appropriately open and public justification across the board. The National Farmers Federation thinks government policy should facilitate preparation by farmers for future drought events (p. 65). Related regional initiatives in the Green Paper are ideally discussed openly. One naively assumes farming spouses are equal partners in the land, house and business. Is this so? Is it still primogeniture? Is this a family company or what? One is woefully ignorant of market life and how it operates on land. This is not surprising as one assumes those who know don't want us to know and as we are so ignorant we do not know the right questions to ask about any key services. *(Same old story with a feudal mob, born on either side of the blanket. Corruption begins at home.)*

Drought, water and natural resource management directions in the Agricultural Competitiveness Green Paper are ideally addressed in related contexts of services to and from community, their management, development and trade. One hopes this analysis of urban land and housing problems assists farm debt mediation and related approaches. The problems of living collectively have relevance for single households. One also starts, one assumes, from the position of former Western Australia Premier Geoff Gallop, at the Graduate School of Government at Sydney Uni who spoke of government **vision (objectives); means (policy);** and related **administration**. This is ideally undertaken through open regional funds which are openly shared. It was a great Australian Story on ABC TV on the WA couple restoring their land and trying tourism. It would be great to know more about the commercial side of the family business to help plan related direction. *(Everything I know I learned from reading about Gina Rinehart and from a divorced Melbourne woman on an Intrepid Trip through France and Spain. Speak up. You will soon be dead as a doornail. Others have to carry on. Who could forget it? – lawyers.)*

The Financial System Inquiry Interim Report (2014) is often beyond one's knowledge and experience. However, what one has read appears to make comparatively clear and good sense. One thinks mainly of the general direction on rural business and competition. Superficially, the reports appear in the tradition of the National Competition Policy (Hilmer Report, 1993) and all the governments and territories which backed its direction. The Competition Policy Review Draft Report (2014), on the other hand, is poor for ignoring this earlier direction and genuflecting to the legal and related US view of competition. This is the One Dimensional Man that Hilmer wrote against in recognizing the obvious, which is that competition may have social and environmental goals besides money. This is how families treat offspring to value life and behave. This is relevant to policy direction for land, housing, security and jobs (paid or not.)

Voting in strata and community title should not be confused with more informed management. Limitations of knowledge that may be common in regard to services and voting lead to lawyers. One supposes a related case could be made in regard to the Agricultural Competitiveness Green Paper management of co-operative business arrangements and farm debt mediation.

Anthony Roberts, former Minister for Fair Trading, states in the first NSW Government Strata and Community Title Law Reform Position Paper **Strata Title Law Reform** that within 20 years half of the State's population is expected to be living or working in a strata or community scheme (2013 p. 2). Many problems in regard to roles of the strata manager, the owners' corporation, its 'executive' committee, levies, services to the owner's corporation (including mandated audits and insurances) were addressed in earlier submissions to Commonwealth and state inquiries into housing on www.Carolodonnell.com.au. People need housing. Regional health planning and fund management provide good service models as they are reliably evidence based, cheap and data driven compared, for example, with US health service models which depend on the market for direction. Workers rehabilitation and compensation funds and non-profit industry superannuation funds were also designed after 1987 to improve the stability of funds for retirement and disability while cutting costs.

We are all going to die and Australia has an ageing population many of whom will stay at home a lot. The lesson learned about insurance is that it is often too important to be left to the private sector because the lawyers on both sides of any matter will drag the funds wherever they want them to go. They make no judgments which are not economic matters they assume to control from afar. They put the retirement age of judges in the Constitution. Industrial relations hides behind the court and is embedded in the treatment of the public service and parliamentary contract. The government sale of its waste management business WSN is discussed in a related context later. What happened to it? Lawyers are often quite capable of working out their paradigm stinks, but only let on to each other. *(This has nothing to do with corruption or insider trading? Gee Baby, I dunno, let's ask a lawyer? In the real world, ironically, it appears largely pointless to ask anybody else at the end of the day.)*

THE FAILURE OF THE CURRENT LAW REFORM POSITION IN COMMUNITY SCHEMES

Key aims for a quiet or active life embraced by ministers and other elected regional representatives, businesses, workers and residents, will not be achieved by the Community Schemes Law Reform Position Paper. One wonders what key views are on key institutional and related roles in data collection, competition, intellectual property and risk management, as well as open regional funding. The basis of the fund and insurance approach are ideally openly shared and protected regionally. From this view it appears also well worth revisiting direction in the Australian Law Reform Commission and National Health and Medical Research Council report entitled 'Essentially Yours' (2003) on protection of human genetic information in Australia. Live in a place with broader impact, whether wanting to join some more exciting and lucrative rat race or to live at home in peace. How, one wonders, will the usual professional market drivers next get a stranglehold on us, our kids, houses, land and business? *(Surely not through the wife and kids? God forbid. One almost forgot.)*

US housing and mortgage debt led the world to financial crisis in 2008 so one assumes any scheme is ideally designed to reduce this push. In spite of apparently helpful recommendations in this Community Schemes paper, the reverse of the Minister's supposed focus on ensuring transparency and accountability appears, however, more likely than not. By-law disputes and noise have been taken as particular examples in strata. From an ideal community management perspective, the City

of Sydney Council appears in the most informed position to provide the general community standard for Glebe. The model by-law under the strata management act ideally seeks deeper, more broadly informed thought on resolution of a problem in a particular place and any key related action and recording. Related problems appear mainly in regard to the strata managers' secrecy on key financial and insurance matters, plus ignorant voting by a small group of people whose interests and knowledge generally extends no further than themselves – us. One sees the lawyers taking over.

An earlier submission to the NSW Parliament inquiry into 'Tenancy management in social housing' focused on its term of reference a. **The cost effectiveness of current tenancy arrangements in public housing, particularly compared to the private and community housing sectors.** The way forward is addressed as being through more broadly and openly related regional planning and risk management designed to benefit all Australians by comparison of profit and non-profit actions. Health care is ideally used as a service model as people are assumed to need housing and also to be affected by their environment, close or not. In Australia, government plans and assists delivery of high quality health care far more cheaply and equitably than in the US market. US people also have poorer health and die earlier than in Australia or countries with state based health care systems. It would be stupid to forget this. One sees many Europeans clearly have not. One would not like to undermine them and the public interest by being too susceptible to US self-worth. (We are a comparatively naïve people in the sense that we have been highly sheltered from personal strife, having had comparatively good care, education and media all our lives. Don't let it stop.)

Thanks to good management, Australia weathered the global financial crisis of 2008 comparatively well. As many businesses start on land within related structures and institutions, it is a shared region whether we like it or not. Elected representatives should openly work together on the plot in the primary interest of residents rather than party and supporters. This is the natural regional position in the light of the leadership and lessons of Medicare and related regional views of fund security. In Glebe it is clear that state MP, Jamie Parker (Green); federal MP, Tanya Plibersek (Labor) and Clover Moore (Lord Mayor Independent) have many concerns in common and should work together openly for the good of Australians, particularly those living in Glebe, like me of course, if I elected them or not. The same would be true if we elected Liberals here. Elected or not, local politicians should work together openly for the common good of all those in their electorates.

Treating perceived problems earlier, directly in writing (with pictures or figures) is more openly and reliably informed and informing about a place and persons involved in it than multiple silos ending in court. Actions should be openly justified and related decisions or steps recorded. This way makes people more knowledgeable and effectively accountable than counting any comparatively ignorant vote, which can only be informed and pursued in secret by the person who holds the voters' roll and related key financial information and contacts. The right to do what one wishes with one's intellectual property is discussed later in this management context and attached. The journalistic news perspective is far preferred to the legal one as journalistic training ideally champions and pursues freedom of conscience and speech which is independently and broadly based on evidence. Other practice is more often due to lawyers, advertising or related commercial force. (*Robert Pippin of the University of Chicago mined similar themes recently in a free public lecture 'The Philosophy of Pictorial Modernism: Hegel and the History of Painting'. Are we all Hegelians now? Just ask Jacqui.*)

UN directions require open regional fund and health related approaches to land and people. (See what they are at www.Carolodonnell.com.au) Realistic communication is vital whether it is visible, visual or not. Stop keeping us in the dark and feeding us bullshit to make us fat or worse.

Australia first took this globally inclusive UN regional development approach during the Whitlam government through the Karmel Report on educational disadvantage and related justification of more tax support for multiracial state, church and rural schools. Later in health care, the 'universal' design of Medicare with voluntary private insurance top-up for extra services was shown to be more beneficial and trustworthy than markets as a starting point for any competition. The ideal is now to nurture open cooperation and competition in the shared regional housing service, as was done in health care. Don't let the lawyers and court kill both by their mandated secrecy, confusion and lies so that more are hurt as many Australians were in the global financial crash in 2008, including local councils, hoping to invest prudently. This submission calls for planning and delivering housing more openly to administer it more like health services on the basis of the shared place and people in it.

One speaks as a former NSW public service manager trying to publish and provide pamphlets, etc. on an ever-widening range of occupational health, safety, rehabilitation and compensation issues at a time there was little more than a single pamphlet on the 1983 Occupational Health and Safety Act. This act broadened market and state insurance coverage in a far more holistic manner than in the past. It had a related theory of commonly owned insurance and fund management, constructed in embryo in the earlier British Robens Report tradition, to meet quality and related environmental risk management standards, following UN and WHO directions. Today one has no idea how the close relationship between legal and financial interests has affected the lot since then. (From reading Tony Blair's tell nothing except puerile US direction autobiography, one can only guess very badly.)

Having read Premier Mike Baird's speech when he was in opposition, which helped clarify the Treasury and multiple lawyer driven mysteries of the government sale of the waste management business WSN, one assumes that he and many others would back more open regional direction. At the time one had written to the Probity Adviser for the WSN Environmental Solutions Request for Expressions of Interest (EOI) in the NSW government sale of the waste management business WSN, prepared by UBS Investment Bank. I had written from the apparent perspective of the householder, business and government to complain about the documents prepared by UBS and Gilbert and Tobin for NSW Treasury. These were so misleading, forbidding, repetitively demanding and uninformative one assumes few expressions of interest were received. The documents were deplorable products. They did not serve business development and the people for many reasons related to lawyers.

Put competition in regional context to reflect the truth that money is not necessarily its only goal, as has been done in health service provision under Medicare and in workers compensation legislation which seeks rehabilitation, injury prevention and related data driven management. Such systems, however, are embryonic and under attack from lawyers dragging us back to court. Wherever it counts, which is everywhere, feudal address is preferred to the more broadly rational. Empire culture is sick. The answer is broader, more open cooperation and comparative analysis.

From the Australian regional perspective, competition is ideally part of fair trading, rather than seeing competition 'Uber allus', as the Panel for the Competition Policy Review (2014) appears to wish, led again by the court. If the law and court are deferred to as a matter of course there seems little point in inquiry. Earlier critique in the light of key public interests was based on conditions related to the Commonwealth, State and Territory government acceptance and support for the report of the Independent Inquiry 'National Competition Policy' (Hilmer report) in 1993. The 2014 Competition Policy Review Panel ignored the Hilmer Report and appear too confused and conflicted for their new competition court recommendations to be other than high risk for 'human services' and for fostering community understanding of the requirements of quality management all round.

To develop an adequate theory of the service and communication economies it would do more good to implement the **NSW Select Committee report on Social, Public and Affordable Housing** in an openly cooperative regional manner. Policy Idea 24: On Strengthening Australia's overseas market efforts in the Agricultural Competitiveness Green Paper is ideally addressed in many broadly related regional contexts to open them up to more global learning. For example, the film 'Aim High in Creation' is perfect I think. This Australian film on ACB TV is about making a film on fracking in an Australian country town, led by the book on how to make films that the masses will love by Kim Jong Il, as explained by film making masters in North Korea. (Like Hollywood and Chinese musicals all over?) 'Dingo: The Story of our Mob' is an excellent book about Ernie Dingo by his wife. Such potential cross-over products may enrich understanding of products more broadly than otherwise.

On the other hand, the global financial crisis of 2008 was hardly predicted by any 'experts' in media. Retired people don't want to go through that again if depending on their saved capital investments and neither should governments or most businesses. US news media is geared to making consumers forget the financial crash of 2008 which was driven by the treatment of houses and mortgages. US TV is insular in its concerns and out to push legal, financial, food and drug products to consumers on all channels, along with political candidates. This market often drives a toxic, wasteful environment which is encouraged to migrate globally in school, family and land connexions. Construction of more reliable management data and approaches in Australia is discussed here in land and housing. We got it easy, we ought to take it easy, (the Eagles motto), is what most of us reasonably say to ourselves I guess. This does not mean in our book that we should be walked over at any time of life. (Fuck off.)

A former Premier said that being in traffic is like being in love. Surely he meant we all have a right to quality of life, which may be highly subjective. We are all going to die, however. Deal with it.

Human life is a personal story which takes place in particular environments. Insurance, taxation and later forms of income protection in unemployment, disability and old age, such as superannuation developed next. We are born. We spend ourselves and then die. There is much human and other **waste** on the way, which may be plentiful and cheap. How well is this used to promote health and environment protection for others, including ourselves at a later date, perhaps? The case for old people choosing euthanasia goes largely unheard in spite of voter support for the right to choose death. Why not? If doctors don't want to do it, try vets or dentists. This is one's body, however, not part of another research project career path. (One would hate to be caught up in one unknowingly.)

Why are we listening again without talking about it, to authoritarian legal men who are telling us what to do again, acting as they have been all through my life, holding women and future generations up? One asked oneself this question yet again on hearing Sir Gus O'Donnell, former head of the UK Civil Service talk at the Sydney Ideas Program about the design of forms for encouraging organ donation and wellbeing. This was a great part of a patchy performance where Sir Gus primarily made it clear that he and his team would do anything for a quid. One finds him the usual Lord with the US model, to be treated openly with great caution. Let him, however, design a program so that old people can easily give up their guts when they wish. One has higher standards.

The end of life form by Queensland government lawyers, for example, is cruelly confusing and long. Lawyers who did this might find it funny. They probably were not close in the years their parents were dying. (Was it a job for the wife?) The form is an example of Arendt's term 'the banality of evil'. The court encourages fights in a higher application of rules which treat words as money. Ideally one starts from the ground instead to gaze up. The Community Schemes Law Reform Position Paper is addressed in a context shared with the Agricultural Competitiveness Green Paper in regard to other businesses on land besides health or housing construction, management, maintenance and finance. One expects people living on the land know far more about waste in all its forms than oneself – a protected citizen. However, as a resident daughter and grandma, as well as a former typist, public servant, academic and self-funded retiree one naturally starts with shit being as vital as food for health. (Studying Freud's concept of defence mechanisms one also never looks back. Joke, Joyce?)

Thus, from the global health perspective, in the midst of Ebola, one might ponder more broadly first: 'What is being done with global and local waste (of any kind) and how is it distributed and treated? What is being done about clean and abundant water, which we take totally for granted in Sydney, especially with long hair, shampoo and conditioner. Will long hair and tampons stuff up the pipes while local experts call the problem matter tree roots so as to rip the shade trees out, preferring concrete? Are City of Sydney development proposals treasure troves for research and discovery with key knowledge about ideal treatment of rubbish, waste, cast-offs, etc? God alone knows?

Questions of personal and community waste treatment are related also to the ideal treatment of intellectual property, scientific endeavour and all forms of learning or other product to improve distribution and reduce waste by facilitating more effective treatment and spread. Genuflect in the Wikipedia IT direction, not the court. This feudal institution is the key problem with its secretly partial, as distinct from early, clear and open speech and writing - for a living or not. Lawyers undermine knowledge and health which are qualities for thriving, as distinct from being for conquest or related self-destruction with or without them. Parents care, speak and work freely for kids. From this perspective all those who can afford to do so should be encouraged to make a free offer. This is discussed later in regard to knowledge and treatment of intellectual property for best effects.

The more uninformed and narrowly caring we are about commonly shared land, property and their human and financial opportunities and risks, the less we may reasonably be said to be able to manage them well. Regional planning and fund management directions ideally include all relevant

persons. Narrowly ignorant voting increases all risk and cost, including the risk and cost of the lawyers who drive it in combination with related professional or client families of interest.

Whatever competition law may state, it is clear that US populations are living in denial if they think gun ownership keeps them comparatively safe. OECD statistics in 'How Australia Compares' show homicide rates in the US are off the charts in comparison with other developed nations (Tiffen and Gittins, 2004, p. 224). I guess that must make them also more anxious about their kids. Many of us living close outside the US controlling madhouse may have more generalised anxiety about how soon the US view of the world fucks us up. John Howard had the right idea with the guns buy-back scheme after the massacre in Tasmania. It was funded through an increase in the Medicare levy.

The problem of ignoring comparatively hard statistical realities, like death and population numbers, or the related but unknown costs of insurances and court, is at the heart of many feudal and related market price problems supposedly transferred to governments, which then also reflect them. Openly undertake implementation of the Select Committee Report on Social, Public and Affordable Housing (2014) and many related fairer and greener regional operations on shared ground instead. The AFR (18.11.14, p.40) reports on the release of a new discussion paper from Gabrielle Upton, Minister for Family and Community Services. Apparently she said, 'Innovative Investment models such as social housing bonds, outcome-based funding models (for assets and tenancies), public-private partnerships and joint ventures for delivery of new supply could purchase opportunities to more efficiently deliver housing assistance'. Read it and comment over Xmas perhaps. The sale of the government business WSN, however, is a cautionary tale about the expensive horror of pursuing any sensible objectives via Treasury and their packs of private sector lawyers. (Same old, same old.)

UNDERSTAND THE CONCEPT OF SERVICES, PAID OR NOT: GET BETTER GLOBAL DIRECTION

The court denies a global realm of services, cooperation and competition so submerges us in corruption according to their limited Western feudal rule stretched to accommodate other men with money and families they support with patronage, ruled as legitimate or not. Get healthier more cheaply by starting at birth and recording up until death on a single personal identity – the man or woman in the mirror, surrounded by an environment. 2015 is the new age of the selfie where we decide who travels with us by being able to cut our cloth to their key agenda or not.

Services were globally designed and led in international health service directions by the WHO and in Australia by related government policy and instrumentalities addressed on www.Carolodonnell.com. Australians may also promote healthier and more openly democratic regional direction good for the country by considered implementation of the Agricultural Competitiveness Green Paper in related urban, rural and remote contexts without lawyers. The Green Paper states *'To be on the land is similar to owning your own house for those who live in the cities. It's a core aspiration that should be reflected in policy settings'*. (Australian Government, 2014, p. xi). *(Too right. Otherwise one would be in Up in the Air with George. Patch things up with a spouse and kids in regard to the future.)*

One addresses the Community Schemes Law Reform Position Paper first to treat more land, construction and housing management, maintenance or renovation in openly planned and shared regional service delivery approaches. These ideally link directions in urban and rural locations and may or may not include secure paid or unpaid jobs on land for life, depending on circumstances.

One wonders whether the Business Council of Australia or others, when addressing us as grandmas, wives and mothers, also think of us as *ecosystem services*, the ***'the non-market benefits we derive from nature'*** as economists now seem keen to do for any fish and their environments not yet tapped by markets. One prefers by far the UN Convention on Biological Diversity regional direction which describes the ***'ecosystem'*** approach as 'a strategy for the integrated management of ***land, water and living resources*** that promotes conservation and sustainable use in an equitable way'. This supports regional planning rather than driving business as usual. This is discussed in the Illawarra region of Australia on www.Carolodonnell.com.au. One outlines key national and UN direction in regard to sustainable development starting with parks, gardens and nurturing endangered species. Reading the Sydney Morning Herald article 'CSIRO maps the earth beneath the nation's feet' about the Soil and Landscape Grid of Australia, which is the CSIRO Agriculture Flagship was great news.

One pursues related attention to match the Agricultural Competitiveness Green Paper aim of greater personal, family and land security by promoting greener business, tourist and vocational education, communication or other service links more broadly. Security is addressed more openly in related planning contexts to address Australian goals, including fair trading and competition, in which farming is included. In earlier discussion of strata and community scheme management, one addressed the potential benefits and threats of cooperative management, including voting and related voluntary and open donation of intellectual property (i.e. by speaking, writing or making pictures openly, without fear, perhaps like a good mother) in related regional and personal address.

DO NOT LET THE CONCEPT OF DISCRIMINATION BECOME PART OF THE LAWYERS PICNIC OR FEAST

Land, community, family, work and individuals are ideally treated more openly in comparative regional, historical and personal contexts to promote security, knowledge and freedom.

Australian discrimination legislation arose from the UN Declaration of Human Rights which called for the inclusive (equal?) treatment of certain groups (on such grounds as sex, ethnicity, age, disability, etc.) and also from experience of black unemployment during the 1960s when the US economy was booming yet blacks were primarily counted in unemployment queues.

The economic theory said that blacks had not invested in enough of the right kind of education to be selected for jobs. Sesame Street on TV was part of the state government answer, plus pre-school education programs. This welfare spending got overtaken by the US War on Vietnam which would have overwhelmingly mopped up black soldiers if not for the draft which caught up poor white men rather than college boys. The concept of discrimination continued as an economic and fairness debate about relationships between the value of education for a particular kind of job or career, or

for remaining on the fringes of such work, in comparison with those lucky or unlucky enough to have the value of a particular ethnic, gender or related social class identity or health status.

In this context of growing state support, having children moved from being seen primarily as a producer good to a consumer good. A smaller number of children means parental assets go further and women are more able to pursue a career themselves, which is increasingly encouraged by the state. The older pre-welfare state or recent immigrant experience, in which children are expected to support parents, brothers, etc. to pay them back, is a related story in which settlers are enmeshed.

Amnesty's Article 1 of the Universal Declaration of Human Rights in 'We Are all Born Free' in pictures states: ***We are all born free and equal. We all have our own thoughts and ideas. We should all be treated in the same way.*** (How?) Reading further one assumes that this is to make way for Article 7: ***The law is the same for everyone. It must treat us all fairly.*** Understanding individual differences and particular conditions to service them, however, is lost on Amnesty and the court. Compare, for example, the difference between the Medicare record, which ideally holds a key physical history of a person; with the way that personal identity has been cut up and submerged in increasing extension of adversarial and related professional rules in court. They keep no secrets from you? Bullshit. See them in court with those privileged to watch them cross swords over the opposing sets of costly professional opinions and related secrets they may drag in or not. Openly see concerns on the spot to report on them and film them while inviting related comparatively expert opinion from any angle. (Ideally your medical record is essentially yours if you want to see it, not part of the lawyers fight.)

The Amnesty position in Article 3 is *that we all have a right to life and to be treated in freedom and safety.* This provides a bizarre approach to risk management as there is no account of death and its relationship to personal freedom on the ground, either in regard to the organization or the person. This enrages an old person like me, who saw the times women were denied safe contraception and abortions by the Catholic Church and state, so women were weighed down, perhaps with men in marriage and perhaps not, while police and doctors were corrupted. Men often chose war as a job and built war machines as if women and children called for them without any sense of shame at all. Churchill, for example, was never happier than at war and recognized it as a cure for his depression and family disintegration. He was no fool. Ironically his war mongering for the 1st World War and the aftermath of estate taxes wiped out the wealth and automatic privilege of many of the aristocratic families in which he lived by feudal and related colonial ruling interests. He spent the last years of his life mourning that the empire he had fought two global wars to retain had turned over to US hands. Thatcher's poll tax was an attempt to make the regional point that families with more children use state parks, housing, health and other services instituted after WWII in Britain, and will be rewarded with the vote when they grow up. This was the closest she came, I guess, to saying people with too many kids appear to be sponging on the rest of the society which they may then take over by voting.

More open inquiry which also invites more open response based on better evidence than the comparatively ignorant and/or disengaged perception, has stumbled forward on a more or less bipartisan basis in Australian government since the Medicare question was settled in favour of the common OECD public and private approach. They usually beat the US market driven one in terms of comparative cost containment, accessible, equitable and high quality service delivery. This regional and cooperative government policy and service direction ideally includes the individual interest in good business management driven by reliable data as part of the common overall health vision or objectives. The Shooters Bill business model in the City of Sydney 'will give businesses two votes and

residents just one', according to Lord Mayor Clover Moore in a City of Sydney Newsletter. Business strategic plans are ideally discussed in openly related regional contexts where the limitations of voting as if all are equally involved should also be better understood and addressed. This is done here in regard to management under strata title. One hopes it is picked up by as many as possible.

Discrimination means choice but has been used in state legislation to mean unfair choice through rejection of the suitability of some characteristic, learned or inherited. Insurers and ordinary people may think of the same process as risk management. For example, if one is a small woman walking alone on a dark night and a large man starts walking behind one, one may be forgiven for some anxiety, whatever his colour. However, it is fortunate, statistically speaking, that in Australia one is forbidden to carry a gun. Marriage, on the other hand, has historically been conceived as an ideal discriminatory alliance in that it usually reflects some ideal of religious or ethnic purity, dedicated also to the good family life and related accumulation of property, rather than more egalitarian and meritocratic spread. Baby who can blame us? Undertakings in the open are necessary for judgment.

At sixty-seven, one is clearly old enough to make the decision to end one's life ideally when one wishes, in an easy way, good for me and the country. Provide government assistance to such sensible plans and save money. The Amnesty position, however, is that no death sentence should ever be administered, even for the most heinous crimes. This is an obscene and unsafe waste of human material and money, delivered against the public interest in freedom, safety and avoidance of corruption. Amnesty demands a welfare state in prison for those who may be the most violent and corrupt, in nations which have no welfare state for the sick, disabled, unemployed or entered in the class of any other victim or related vulnerable group. All may apparently be easily classed as victims of discrimination now – unless we are cursed, perhaps, as ugly or in the wrong school or occupation. All of this is best sorted out in a milieu which is not court because lawyers drive in dysfunction.

Historical treatment of sexual harassment has wandered depressingly, for example, since earlier days when it was defined as 'repeated and unwelcome sexual attention'. Today there appears no onus on a woman to respond verbally to any first treatment and if she feels harassed, she is. The test appears increasingly subjective with the woman cast as victim. If she can't be expected stand up for herself in comparatively safe jobs, why would she feel able to stand up for disabled clients or children against any higher authority or threat? The court has done few favours for more vulnerable people. They look after their own primarily with government assistance which often also reflects the shortcomings of the adversarial process. People capable of effectively chancing their arm in the legal arena are often comparatively privileged. The lump sum doesn't last long once the earlier brothers and sisters have sunk their teeth into the plot. In contrast in the sports arena, one recently heard an instructor respond to a woman on a treadmill who was talking about her court case and brain scans which were unavailable to her. Perceiving her distressed, I guess, he said, 'Are you okay? If not, tell me about it'. This seemed a suitable expression of duty of care and an invitation to provide negative engagement.

Improving the roles of managers of shared land and housing are ideally addressed in related contexts on particular grounds, with particular people, from the community based rehabilitation and regional administrative perspective which was defined in 1994 by the International Labour Organization, the UN Educational, Scientific and Cultural Organization and the WHO. If governments and others think particular UN directions make sense, they should try to use them more broadly. This ideally provides a means by which regional comparisons may be made and laws or directions changed. 'Community' means:

- a. *A group of people with common interests who interact with each other on a regular basis; and/or*
- b. *A geographic, social or government administrative unit (One here assumes 'social' may or may not include 'government' and related community representatives with shares in a scheme or its related projects.)*

Community based rehabilitation is described as:

A strategy within community development for the rehabilitation (CBR), equalization of opportunities and social integration of all people with disabilities. CBR is implemented through the combined efforts of disabled people themselves, their families and communities and the appropriate health, education, vocation and social services.

Rehabilitation is a useful concept ideally applied to land and people living on it. It ideally involves repair services, when an Act of God or related degradation has occurred. On the other hand, we are all going to die and the passage towards death is often characterised by increasing disability at home. When one retired, being at home alone became a greater joy than one had ever expected it to be. Being old and alone, the most frightening idea for me as a younger woman, seems funny to me now.

This is the meaning of life, one can never predict it. Nevertheless Stan, here is God's and our plan. We want to decide when to die and donate our body. *(This is like the great movie with Charlton Heston, 'Soylent Green', only nicer as we oldies choose when we die and can donate our bodies to feed endangered species at the zoo, or anywhere else we fancy that is useful. Take Richard Branson to task for his stupid ideas about rockets. He should have quit when his house on Necker Island burned down, as recounted in his book 'Screw Business as Usual'. Did he lie to get ahead like Rupert?)*

Living, working and travelling together or apart ideally depends on key individual and collective situations, not a ruler applied over the lot, which may find many of the most deserving wanting. The related case for open, voluntary and broad donation of intellectual property is discussed later.

The issue of how people may best live together or apart is a central issue in housing, work and travel. The government direction and policy ideas in the Agricultural Competitiveness Green Paper are discussed in related contexts later. For example, the paper states the government is seeking stakeholder feedback on ways to promote the development of the market for extension services – such as expanding Research Development Centre (RDC) efforts or specific funds being made available to facilitate the development of extension markets. Such a regional outreach model is part of this critique and appears already reflected in many developments recounted in the Green Paper – eg. Tasmanian partnerships, etc. As a tourist to Tasmania one has great admiration for their approach, especially in history and social heritage and with endangered species. Feeding herds of kangaroos is also terrific fun for all. Australian education has always been great for the time and place. UNESCO leadership has also been great but there are so many wonderful places all over the world where all would benefit from good restorative treatment. It seems sad for tourists to be able to appreciate the global significance of something fragile under attack if local people are unable to do the same. Broken Hill also seems a beautiful, restored gem of global history with great underutilized potential.

The concept of intellectual property, its voluntary donation and its justified theft, are addressed later in regional and historical green job contexts. One can only applaud the wonderful job the Cambodian video store and related operations are doing in taking pirated DVDs of US and French films about the region, pirated books etc. and bringing them to the customer on the spot. Maybe the US might like to subsidise their cultural production in future instead of bombing and starving everybody in the area back to the stone-age. One writes as an ignorant foreigner, on the side of China and Vietnam with British, European and US characteristics, a simple lover of Wabi Sabi and the local beach and bush. Bring back the photographs and movies, etc. to the spot for locals and tourists to learn and critique. So much of the land, history, and culture of Africa is amazing and it is desperately sad to see it lost.

Consider the requirements of management driven by data better than that available in court

The benefits and costs of any comparatively narrowly subjective or ignorant voting, or completion of questionnaires or forms, may be contrasted with more broadly intelligent, openly consultative and data-driven management of any question in the individual, group or broader public interest as a hallmark of democratic action. From this perspective, it might be argued, for example, that the public service provided by free Sydney Ideas lectures and the related topic repository and outreach through the Uni. of Sydney Alumni are far more valuable than student evaluation forms which are administered at the end of every subject, to put the teacher and response into a secret box too late. One could do a lot with the Sydney Ideas vaults of information. The questionnaires tell one little.

You will learn much more, much more cheaply, working in the direction of open communications rather than lawyers. Having worked in state government for a decade one promises that. They have more modern than feudal training, however old or young they are compared with lawyers. The latter are a recurring feudal pain in the arse with kids. When anything of significance is established for mediation the court grabs it back again for itself, which drags us back in the idiotic UK and US feudally and professionally closed market direction which brought global financial crisis in 2008. One felt it sharply on all fronts as one had retired. Police and community members should be asked how they honestly feel about court and manage it. That would be a first? One is sick of the Public Interest Advocacy Centre and others pontificating in crowds of lawyers who couldn't know the public interest if it jumped up and bit them on the bum. They meet no real people outside clients as they worry what they might hear? The Community Scheme Law Reform Position lies in this company.

Consider how to gain better local, regional and related global direction as a result of co-locating the local and particular urban and rural knowledge and experiences better in work and travel

Living in Glebe, however, the land, property and fund management schemes in strata management are found comparatively wanting and forward directions are suggested in relation to the roles of the strata manager, voting practice and the treatment of related funds linked to quarterly levies and insurances. The aim is to provide more data driven and comparatively safe schemes, as have been embryonically set in Australian health care, workers' rehabilitation and non-profit superannuation and retirement funds. The discussion also applies to management structures in the Community Schemes Law Reform Position paper. These findings appear to have implications for Implementation

of the Agricultural Competitiveness Green Paper and for competing views of competitive worth. The Competition Policy Review (2014) report is questioned in this context, in the light of the National Competition Policy (1993). The current review is found wanting for looking to more court authority. (So what else is new? You want to cut red tape without seeing the court sitting in the middle of it?)

The trouble with lawyers and voting being drivers is that the practice of both is comparatively anti-intellectual and anti-democratic. Voting must be balanced by primary state attention to self and community education through a broadening range of media which is also reflected in comparative preparation, conduct and assessment of practice on the regional and related community ground.

The Community Scheme Law Reform Position Paper (2014) is analysed regionally and fails the good management test as it is first unclear about the meaning of key concepts and so invites lawyers. Unlike health care practitioners, demographers and related planners who seek to follow UN direction in treating the person in the context of the particular environment which produced him or her, lawyers splinter us into their legal practice constituent parts and so rule over us in narrowly adversarial secret practices without any broader consideration of costs to communities. It isn't service. Unlike doctors, engineers, earth scientists, etc. they are more often obliged to apply partial and opposing views on their secretly held matters, disregarding any broader effects and outcomes (e.g. death), which would shock more genuinely capable, realistic and accountable professions.

The costs of ignorant voting and disputes in the management of any shared land, property or related business are here addressed mainly in regard to treatment of by-laws in strata and community housing, discussed attached. One assumes this may have some relevance for business management and mediations discussed in the Agricultural Competitiveness Green Paper. Competition, intellectual property and personal security are addressed in global, Australian and other regional contexts where land, health, housing and security planning are ideally linked to discuss and compare treatment of any place and those living in it, outside it, or who provide some service to the plot. Key stakeholder and associated stakeholder aims are ideally identified to establish schemes and projects. Performance is ideally monitored openly, inviting feedback and modification with good justification. Key stakeholders are those for whom the scheme is ideally established, and those who funded it.

Related key problems in strata management and in the Community Schemes Law Reform Position Paper show how their common key prescriptions will be likely to lead to more personal insecurity and lawyers, while international underwriting cycles also fuel financial instability and rising insurance costs which are likely to be borne by better managers rather than the worse. The better managers are us moderns. Baby, you'd better believe it. Don't let standards slip. Act open. The lawyer tries to separate and suppress information, until it is rigidly dragged up in court by an opposing colleague. They re-enact the ancient feudal paradigm in denial of how they create it, although they may make joke about it tongue in cheek. The fact that those who say 'abo' or 'cunt' may be pilloried, while lawyers get off Scott free, makes one increasingly livid. (If you are looking for the scum of the earth try lawyers. Sorry, but I meant it. I know you don't care. Why not try growing up by looking around.)

These are one's views so far on key reports into which the NSW housing and related planning directions are ideally inserted. These inserts can begin with more open communication partly created through the Green Army and Smart and Skilled. I learned about the latter through my local MP Jamie Parker's speech in Hansard. The Greens on campus might take out a green opening and

fill it in cooperation with students, staff and others. Work, intellectual property and vocational education are ideally addressed in more open and regional approaches. Intrepid Travel and charitable experience may have much to teach, in open company with others on the spot. It is far too easy to underplay the potential educational and development significance of mass urges like TV and travel. (God knows about working overseas, however. One is getting ready more for death.)

I regard my personal minutes of any meeting I attend as my intellectual property and will treat them as I wish. What others do with notes they might take is their own business. If there is to be voting I always want my dissent recorded and the omission of this has made me angry in the past as it appeared to implicate me in decisions I disagreed with strongly. I will not be bound by a vote which I consider wrong or stupid. I regard this as my right and moral responsibility as an individual. Given the comparatively ignorant status of the strata executive committee it appears silly to spend too much time arguing about the status and agreement of minutes. I usually accept the Chair's recording as actions over time appear more important than logic chopping over words by an unrepresentative few, where all may have an imperfect, selective memory of recent or past events.

One recommends government and others concentrate on regional planning for implementation of the NSW Select Committee report on social, public and affordable housing (2014.) and related heritage rehabilitation or reconstruction. This can establish the place and personal context for more rational discussion of services, like risk management and insurance in housing, as well as for health. In general, when questions or disputes arise for resolution, I believe that management decisions should be made openly on the basis of good evidence, which may also take voting at meetings into account. Our strata manager should operate more fully in this way. She is, after all, the only one of us with long and broad knowledge and experience of the plot, those on it, and its relationship to others in the industry. The US obsession with secret voting, rather than open evidence, as the key to democratic decision making has led to the rule of the rich and lawyers leading the increasingly benighted. The idea of one person, one vote, has major limitations if it reduces the comparatively informed and uninformed to the pretence of the same level of knowledge. This encourages manipulation to get the numbers to win the vote in a way which the management strategy of open revelation and justification can never do. It promotes the education of all involved instead.

Call for and support open tree planting partnerships and other strategies to improve land management and water quality. Explore solar energy, water tanks and other energy and waste management possibilities. A greener toilet block is suggested as project No. 1, to assist home building later in many related regional areas. We all have to use the toilet and do washing.

INTELLECTUAL PROPERTY AND VOCATIONAL EDUCATION

Vocational education and related issues of stakeholder concern and/or management in the Agricultural Competitiveness Green Paper, (such as key conditions of cooperative ownership and management, drought remediation and debt mediation), are ideally discussed in regional (place based) community and strata management contexts, such as those addressed here and attached.

We have a common right to donate our intellectual property

A key question of the services market is 'How is our intellectual property treated in trading relations?' As service providers, shall we generally be called upon to speak and write to potential clients honestly, or should we be encouraged by law to clam up, confuse or lie at will to sell the product, or that of a brother? Surely retired people or any others have a right to give intellectual property away if they wish as many could benefit from such expert sharing or challenge it. Parents, for example, give their knowledge away free to kids. Some might say they have a duty of care to do so which ideally is spread. Teachers and others, however, often guard their certificate to perform in a particular arena jealously. They should be widely invited to perform in the open, like cooks baking to a recipe, as they do on TV. Open invitation is part of competition and quality management. It is also part of the development of meritocracy as distinct from feudal rule by corrupted numbers. This ideal opening up is more than people having the ability to tweet to wider numbers of followers.

To view intellectual property as preferably secret, kills the potential productivity of those who would use the knowledge if they had it. It is anti-competitive and counter-productive from regional funding perspectives because to do so encourages ignorance, risk, waste, corruption and undue entitlement, related to increasing numbers in top professional, academic and related closed shops, and those who depend on them and follow. Historical acceptance of a need for broader knowledge for the emergence of meritocracy, rather than supporting entitlement by birth or association, requires confirmation in open action and justification. (Performance and Assessment.) To carry on behind closed professional or other private doors is unhelpful. In any environment, starting with the home, the point is to learn while being harmed or harming as little as possible. The new vocational education program Smart and Skilled, is addressed in related contexts later. (Horses for courses.)

One needs constantly to fight against the tendency to produce dysfunctional forms of competition driven by the operations of professional and collegiate identity, which is comparatively narrowly self-interested and poorly constructed. In this context one wonders how effectively the Trades Monitor and related processes of certification reflect performance competencies for good work in future. From this global perspective sisterhood may not be particularly powerful for most women either and may also be part of the problem. The Department of Environment Green Army program is ideally addressed in related regions which invite open performance. Projects must have a clear environment or conservation focus. Open it up so state bureaucracies (e.g. Treasury) are not driving you to drink with questions comparatively irrelevant to the project you propose or to the public interest. Discussion of management accountability in strata title housing is here for related address.

In 'Screw Business as Usual', Sir Richard Branson discusses how Victoria Hale suddenly saw on her way to a New York pharmaceutical conference that there is no vehicle to accept donated intellectual property to maximise its utility for assisting everybody (2011 p. 175). New research, education and development are aimed at the comparatively rich and drivers hope for 'trickle down effects' from this secret development, including by wiping out older practices. Key development problems for the poorest people arise from these closed development trajectories. This is often also self-defeating as it presents restricted development opportunities; unstable and dysfunctional investment situations; increasing inequality; growing global desertification; global warming and inability to meet the needs of future generations. Australia can partly fix this up in regional treatment of land and housing.

Thus many problems of comparative overproduction and under consumption appear best addressed by openly planned, greener development directions, designed openly in regional community interests, rather than professional interests. This depends partly on more open and cooperative communications, with the related capacity for developing more relevant green skills on the job. Yet where students are currently placed or end up often depends on narrower links between the old professional associations which are designed to feather more established nests by the provision of more secret services and products. They do not cater well for poorer communities needing cheaper, simple, green services. They encourage students to play dumb rather than open up action.

Bereft of beruf? Consider the regional planning direction suggested here. Get it supported.

There is a pretence in voting in strata management and elsewhere, (for example in collegiate cultures), that people have more effective management capacity than is possible given their level and breadth of reliable information. Relations with Sydney and regional universities are ideally explored in related regional planning contexts which favour the directions led in strategic plans rather than in collegiate cultures which primarily support the interests of professional service providers, not current or potential student and related community bodies.

Drink to Alzheimers and the gypsy in one's soul on TV while others work outside: A discussion of land and housing where smart and skilled meets rich, young and pretty (My favourite romance).

Critics apparently say the new NSW vocational education scheme, Smart and Skilled, is more like Dumb and Dumber, according to a speech in Hansard by local Balmain MP Jamie Parker. Let us look at what they are teaching so as to fix it up or compete in the open to compare the outcomes on the ground, not in hiding or going to court. Do it perhaps like Tropfest in its earlier days, when Sony was a sponsor inviting film or related content relevant to an arena, free (or for a price), as discussed.

Green MP Jamie Parker was recorded in Hansard (23.10.14), in a speech on the technical and further education (TAFE) Moratorium (Secure Future for Public Provision of Vocational Education and Training) Bill. He puts the case that the market is mushrooming as a result of millions of dollars being cut from TAFE and money going to the competitive market, which is also leading to negative outcomes. The Industry Skills Council consultation also raised a number of concerning findings. The council found that private registered training courses have accepted:

- An inappropriate use of online learning that lacked work based context
- Training delivery that does not provide the appropriate knowledge and skills
- Inappropriate use of recognition of prior learning
- Trainers who lack recent industry experience
- Enrolling students without prior requisites
- Delivering training that the registered training organizations are not registered to deliver
- Training (delivery and assessment) that varies in quality for certain target groups; and
- Pressure to push students through programs quickly to address skill shortages, or deliver qualifications for required employment.

This suggests strong need to implement the Smart and Skilled program openly. One's industrial experience with Sydney University and the National Tertiary Education Union (NTEU) agreement, where I sought to use my intellectual property, which also belonged to my then employer, Sydney University, to reach a broader market was ignored. So much for workplace agreements? When I was offered a retirement package at the age of sixty and contacted Industry Skills Council bodies to ask if they were interested in using it in any capacity, there was no response at all. Teachers' institutions must give up practising as closed shops and openly justify what they do more broadly.

Like Hugo Weaving one is sick of films or anything else being judged only on popularity – whether rigged or not by the ruling collegiate cultures. The program Smart and Skilled covers a very wide range of occupational training which need to be established in particular contexts as clearly and effectively as possible. In a related work and management capacity one might wonder, for example, why a short roof insulation and safety DVD was not free inside the daily newspaper when the government established the home insulation scheme. It was characterised by the deaths of four young men working in the roofs and also by many more homes catching fire later. One guesses trainers for unions and employer organizations were against the obvious DVD. Is this the case?

Legal authority, on the other hand, is the top unnatural state monopoly which abhors the common dictionary and related definitions of key concepts like 'community' to prefer stupidly old fashioned and adversarial interpretations and methods, where a case is amassed like arms, in secret to be revealed in the partially directed battle of words in court before a judge. This lack of effective definition of key management concepts makes scientific, democratic and quality management potential and advance impossible. This is because managers or related operatives must look to the lawyer's driving practice, which they may also use like a shield against personal responsibility for intelligent thought. The medical profession, on the other hand and for example, ideally use a text book as a guide, not as a law to be treated like the court Bible, according narrowly to an adversarial rule. The legal approach is feudal and the independent scientific or democratic approach is not. The latter recognize the validity of broader ranges of knowledge and even emotion than law or the lawyers' driving practices which pretend that nothing should exist outside their own, which also aim to go on forever. The feudal approach corrupts all around it by buying professional support for any partial and adversarial view of a case it dictates. (Suits are not given that name for nothing.)

Related lessons are ideally applied in more broadly appealing contexts of the Agricultural Competitiveness Green Paper, where one assumes regional SBS and ABC radio, TV, newspapers and related digital content are ideally directed to meeting local needs better, in more openly rational and consultative contexts for development and learning direction. Their management is necessarily based on many risk management concerns discussed in this paper. One takes one's hat off to the NSW Public Service for showing one this road after membership of the Communist Party of Australia as it is so much more correct and practical. Dispute costs are a related concern discussed in strata title and ideally applied in implementation of the Community Scheme Law Reform Position Paper.

**WOMEN'S AND CHILDREN'S ISSUES IN AN OUTDATED, VIOLENT AND STUPID MAN'S WORLD:
(OPEN IT UP LIKE LILITH AND PANDORA)**

Being old, one often recalls one's youth, when Catholics opposed birth control but attacked Chinese for having too many children, who they also accused of planning to come and invade us, so went dropping bombs on Vietnam, Cambodia, etc. Today Amnesty lawyers, etc. think Chinese are having too few with their one child policy. This policy positively transformed the wellbeing of Chinese people and all nations of the world, first with barefoot doctor education and health care in the rural areas while huge cities, manufacturing and housing were built. The price has usually been greater corruption, destruction of the natural environment and neglect of cultural heritage.

For women to stand up they need family planning. Discrimination is another word for choice, unfair or not. Rich women have been able to control the number of children they have safely through contraception and abortion, and have done so increasingly since the 1960s. Poor women do not often have the choice, depending on their environment and culture. One has studied discrimination, which is choice, throughout life – in paid work and outside it. Before the anti-discrimination acts it was called double standards to reflect an unequal basis of choice where the common lie was that women and children are naturally protected by men. Amnesty states "We all have a right to life' (2008). We also have a right to death as part of the historic feudal duty for men to murder when called on by states that have been historically constructed to reflect feudal interests. This culture is in death denial because the market never dies. One seeks to escape its total commodification.

This is an urban legal game called feudal relations. The media, women and men should be more inquisitive about them. Along with Wendy Bacon, perhaps, one often wonders why they are not. Postmodern my arse. Wherever it counts society remains feudal or weakly fascist, which is producer driven in league with governments driven by courts. Voting is in many stupid adversarial contexts. Services are ideally conceptualised and addressed in more effective and democratic ways. One writes this mainly to point it out to people with reason to take notice in land and construction. Most businesses appear necessarily built on these foundations, but is one wrong in this simple thought?

Now we know why Foreign Minister Julie Bishop had no children, thanks to a recent Fairfax Good Weekend, perhaps Tanya Plibersek, our local federal MP, might enlighten us as to why she had a third. Two was her right quota. This is a policy issue, not a conscience vote. Baby, could she be overcompensating or what? Don't other women want to know? Dare we ask for men's honest opinion or have we had enough of what they might or might not say they think? (I dunno. This is Glebe, which for us has long been the centre of a historical earth. One has the T-shirt to prove it.)

Consciously entering the world of men where they tap their heads either literally or figuratively only if one is lucky, and will only suggest, 'It's all locked up in here', or go dead pan, was a horrible shock. One also said something like this to the NAB Bank manager at Sydney Uni. recently. Why should one pay him for his investment search information, worthless to me or worse, or not, while one gives him one's information for free? Who is doing whom a favour? He is a bank employee so has no need, presumably, to charge me for his investment services. Does he not care that as a former public servant and academic one regards his suggestions as dodgy at best and that personal events and good media show that one is far from alone in this assumption. Give information to each other. He should benefit from it. (*On further New Ideas for Men. Ask women why they want so many babies.*)

Thank God for the serious myth as truthful saviour of our globally shared land and history

After dipping into 'B.A. Santamaria, Your Most Obedient Servant: Selected Letters: 1938-1996' (Morgan 2007) you should recall he always had a wife and secretary to hear his stuff and clean it up, but one has always had to do the lot oneself, except for a shortish feminist period with other women. One makes one's related modest proposals, in the light of 70% of Mao and farmers' wives, perhaps. Here men are ideally treated as part of the historical bounty of the earth in related community projects. Julie Bishop knows what it is like to make a cake to a recipe competitively on the land. Widen up the competition and not just for cakes. It is the teaching approach that counts.

The G20 want women to enter the market in droves and we should deliver if we want to. An ANU economist first pointed out to me the Harvester decision protected women and children by not exposing the full family to the market. Setting the woman's wage as 2/3 of the man and forbidding married women from work were decisions made early in the 20th century, when women had no choice over their rate of reproduction and its hazards which were gigantic compared with today. Housing and land management are ideally now guided by the International Declaration of Human Rights, whether these are considered as Inalienable or forged in struggle or neither or both.

As Oli, one's last neighbour, reminded one, we must get to work on native gardens. To marry the dead brother's wife, or not? The early Bible gave it mixed reviews according to marvellous Melvin Bragg on Sunday night TV. The man thrills with each revelation of one's place in the language. One speaks for Tyndale in this tradition and Peter Costello is on the stupid side with Thomas More. It is no coincidence, as Marx might have said, that Tyndale wrote the first common and St James Bibles, whereas I live on the site of a former Chinese laundry, at 11 St James Court in No.10 in Glebe, with Catholics around the corner. Health, laws, bylaws, noise, waste, disputes and other hazards in strata title are addressed in the context of the Community Schemes Law Reform Position Paper and the Agricultural Competitiveness Green Paper. The short answer is lawyers are stuffing it up again.

Lawyers are mad as their actions are driven not by the need to treat an apparent concern honestly, freely and openly in its environment; as a good parent or good neighbour; willing to provide clear justification for an action at the time; even if it turns out to be wrong. Instead an issue is treated narrowly, partially and remotely by the rule of some judgement born of adversarial and secretive practices also out to jack up costs in favour of lawyers and the growing bands who hang off each coattail, undermining any science and related democratic service.

The solution is broader understanding brought by more effective service design. This is also an effort to gain this more broadly through the Agricultural Competitiveness Green Paper. Try doing something about land, water and waste management, the eco-toilet and green power, starting also with the historic home and land around it and the parks and native animals that Australians and tourists love. As indicated earlier, the Agricultural Competitiveness Green Paper (2014) states 'to be on the land is similar to owning your own house for those who live in the cities. It is a core aspiration that should be reflected in policy settings' (p. xi). Let's do it.

Wendy Bacon says Australian journalism is lousy and you can see why she'd say it in her position. One recent Sunday night, however, the SBS and ABC TV was so great one almost knelt down with gratitude at the end of the evening. Did it cost me less than ten cents? The glass of wine and the joint cost more. We had news, followed by Germans on Vikings, followed by the thoughts of Gough Whitlam on his life shortly before he died, followed by the movie 'Aim High in Creation' - a perfect product. It was the most unusual and enchanting movie I'd seen since 'Locke' which also gave one a glimpse into the ubiquitous concrete pour. The pig ignorance of the protected woman about the nature of the male workplace would be astounding if it were not so energetically nurtured by men. (One has had a tiny glimpse.) 'Aim High in Creation' seemed a cheap diplomatic coup and a trade and investment opportunity as well as a perfectly ironic educational and entertainment product of which any Hollywood producer should have been proud. Take Avatar, Jack; but let us return to our knitting.

Lawyers are taught to be charming secretive adversarial liars using their powers of speech to insinuate themselves with others. They have strong reason to hate truth and attempts to find it other than by their rules as they get continuing money, prestige and elevation out of a system which sees politicians come and go. Their essential nature is to hate all revelation that they do not control with stupid rules in court. Lawyers show the banality of evil better than any other social group because they are supposed to be so intellectually and morally advanced whereas their operational theories clearly demonstrate that the intellectual construct and operation of the law is childishly feudal in subordination to the rule, rather than being more scientific, democratic or service and emotion oriented. As one also said to the NAB Bank Manager at Sydney Uni., this is not a good global look for NAB in future. It is the reverse of cheap. How could the lawyers' behaviour model for police not encourage the latter to become corrupt? I would become so angry I would never stop swearing.

This is discussed to make the case for more open regional and related planning and fund management based on UN instrumentality and related Australian health policy directions, whether on non-profit or profit based participation. The limitations of ignorant voting, therefore, were first addressed in strata, community and land schemes where one is anxious not to see encouragement given to even more processions towards lawyers for which all throughout the social structures and taxpayers foot the bill again in court. In regard to intellectual property one's view is that any matter one writes for free is like thought in that it belongs to the one who wrote it and they can give it away for free or do anything else they want with it, within reason, if they so wish. This is only realistic. If they are employees, however, they ideally come to an agreement to benefit their employers as well. One tried this over eleven years employed by Sydney Uni. in the Faculty of Health Sciences. No luck.

Global planning perspectives are ideally seen as regional stories of family and community life. This means safe, limited reproduction and related business planning with land, people and property for us to prosper. A message of the great Turkish film 'Winter Sleep' is that communications and tourism will not compensate for the effects on land and society of decaying feudal and cooperative relations which these newer relations have joined. (Heil Bill and the Boys! This is a plan, Stan. You're the voice, try and understand it. This is where the family may also learn to speak, write, film, etc. as well as look at figures to pretend they have a common meaning. Why should anyone not be able to give their intellectual property away for free and also have it challenged? One might get, for example, a place in a house and the equivalent of the dole in return. Create development standards in support of Wikipedia, Google and all related efforts to raise safer as well as freer action in the service of all, beyond users. Microsoft, as one recalls, was broken up in court for giving away product for free as a customer service. How stupid of the court was that? Do people prefer to be locked in with Apple?

Put an end to more ignorant management and voting, which is also the lawyers' direction. Globally, toilets, water, land care and good child care must arrive faster than the personal iPad, etc. or we appear doomed to an increasingly stripped, denuded, fat or thin and violent life with or without Ebola. How does anyone expect that this will happen? Waste may be addressed in many ways but if you think drugging teen-age boys because you can't send them out for the cane to keep them quiet is good practice you should be shot perhaps. Teacher, leave them kids alone? (Try land animation.)

Unclear Community Schemes Law Reform Position Paper definitions mean more lawyer driven costs (Just ask me about asbestos, etc?) Open up to better and freer ways than lawyers. Get a general public interest aim and common dictionary definitions supported by steps to achieve the aim. Write what you think about a close matter, including honest feelings, as they are relevant. One good thing about writing is that one may change one's mind about a matter later, in the wisdom of hindsight, perhaps. Surely the more people may enter this debate the better. This is the life of the student.

The direction is yours for another open story, but will it be seen by someone as corrupt or criminal? (Jesus Baby I don't know. Let's ask some stupid lawyers and end up in court? Save time and money with journalists, historians and others like good statisticians in related grounded communities instead. When one first saw the uses that could be made of Australian Census data demonstrated in the Faculty of Health Sciences by a computer savvy young person from ABS one again felt deeply impressed and humbled. Sadly one lacks the skills to have ever achieved this oneself as a teacher. Only in academia, however, does one have to do everything oneself. They entirely missed out, poor sods, on any historical division of labour which does not relate to top theoretical collegiate circles. When mixed with new computer technologies this may or may not be toxic. Discuss Smart and Skilled in related regional planning and management contexts to drop the collegiate pilot for broader regional agreement. (In glorious Cappodoccia, with Barb at last, up with the men in the balloons.)

Cheers and thanks for reading on.....

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