

Hi Sydney Morning Herald (SMH) and others

HOME TRUTHS ABOUT STRATA PLANS AND RELATED COMMERCIAL MATTERS? NO IDEA.

I grew up in the Queensland bush although I live in an inner-city university precinct Sydney suburb today. Given my pig-ignorance in adult personal experience of market operations, I naturally voted Green and Labor. Across the divide, or not, let us open this up together.

I thus refer first to the timely and informative report '*Home truths*' (SMH 22-23.6.19 News Review). This is about bad high-rise building practice under strata law and plans. I draw attention to how this might also relate to later faulty operations which regularly lead to financial crises, late or no payments, bankruptcies and huge legal costs for little return, whether this is widely reported on or not. Is it any wonder many men in the industry tend to be secretive and seem wild about a lot? They must suck any higher failure up and go back to the old boss again. Few of the old public service and related stable crowd have to put up with this stuff. They just tell everybody to shut up so they can keep doing their jobs.

As a result of travel and living at home under a strata plan on a plot of 18 Glebe town houses since 1995, I would make a similar observation to Professor Bill Randolph of the City Future Research Centre at the University of NSW. He is quoted in the article '*Home Truths*' on the recent Opal and Mascot towers collapses as saying the building industry operation is all about risk shifting. *The developer contracts the builder, the builder contracts the subbies and subbies contract to the next level down. Everybody tries to blame everybody else once there is a problem and there are all sorts of opportunities for people to cut corners. And that's just in construction! You should see the building management and maintenance. The risk shifting goes on, including sideways, until it reaches rock bottom, i.e. us. It's a good thing most of us are pig ignorant because we've always had good government support?*

I spent my years since retirement in 2007 freely comparing the supposed quality management approach in housing services with the quality management approach to services in health care, since the introduction of Medicare and related state funding measures. I have seen growing risk of the erosion of quality service away from the public and individual interest in both sectors under the onslaught of typical international forces.

'*Home truths*' sensibly tells what it knows and asks 'Do you know more'? Yes, a bit. There are plenty of people in the industry who know much more but they will never talk, let alone write. They are bowed down by their legal brethren protection requirements over long mafia generations. They get back in ways which smoothly and resentfully distort the case. They are the cunning ones and the rest put up with what is dished out. We can all get better. I also make an embryonic case for more open group housing, social and commercial development later. As a Sydney Morning Herald and Australian Financial Review reader all my responsible adult life, I would hate to see them both disappear from the retail space. They are key foundations of my civic life so I seek your protection in related directions. (I am always tempted to believe that those who read on-line don't read properly and can't write.)

I only really began to put global and local together when I retired from teaching in 2007. The global financial crisis came in 2008. Then I had more time to learn more in more open

ways about operations of our housing under strata management and how this might relate to international insurance underwriting and related financial cycles; delivered in international construction and other market relations dominating global development.

The Construction, Forestry, Maritime, Mining and Energy Union (CFMMEU) are the best we've got as muscle delivering government policy in the private sector, one assumes? The men whose practical development of industry superannuation funds put us ahead of the economic game internationally should turn their attention to supporting small business and related local communities better. Australians now appear to be the richest people in the world financially, followed by the Swiss, according to some accounts. Let's examine small business and how to make it better in regional development contexts linked better to local and global social and related environment goals. I address some related government organs later and attached. See more on www.Carolodonnell.com.au

I therefore ask you all:

SHALL WE TAKE MORE OPEN REGIONAL APPROACHES TO GROUP HOUSING MANAGEMENT AND OTHER SMALL BUSINESSES, TO ACHIEVE MORE SAFELY RELIABLE AND THUS SUSTAINABLE ENVIRONMENT PROTECTION AND ENHANCEMENT GOALS? (YOU BET BUT MORE SAFELY)

I HOPE SO AND ADDRESS SOME LOCAL OPTIONS LATER AND ATTACHED ON A REGIONAL AND GLOBAL HISTORIC AND INDIVIDUAL BASIS. THIS IS RATHER THAN ACCORDING TO THE NORMAL POLITICAL PARTY AND RELATED DEVELOPER AND TRADE UNION BASIS, LED BY LAWYERS. SUGGESTED PLANNING OPTIONS INCLUDE A MODEL 'MY COMMUNITY PROJECT' GRANT APPLICATION TO NSW GOVERNMENT AIMED MAINLY AT MORE OPEN FAMILY OR OTHER BUSINESS AND COMMUNITY CO-OPERATION MEASURES LOCALLY.

I also answer questions on the Independent Commission Against Corruption (ICAC) **Discussion Paper** entitled **Enhancing the Democratic Role of Direct Lobbying in New South Wales** attached. In discussion of any group housing, where ongoing rents and levies may be expected, I naturally also address the Royal Commission into Aged Care Quality and Safety. The submissions attached address the future '**challenges and opportunities**' for delivering accessible, affordable and high-quality aged care services in the context of broader group housing services to many more kinds of people. Challenges and opportunities are hard to assess in secret operations and without reference to term of reference e. It asks *how to ensure that aged care services are 'person-centred', including through allowing people to exercise greater choice, control and independence in relation to their care, and improving engagement with families and carers on care-related matters.* Don't we all want to choose how we die for ourselves? I want state help.

As a 72 years old Glebe resident and retired teacher and public servant, I have lived in Glebe since 1975, for 20 years in a collective worker and student household, followed by living under strata management since 1995. I have been on the strata committee at No. 10 at St James Court, since 1995 and hope to die here when I choose. However, it was only when I retired from teaching at Sydney University in 2007 followed by the global financial crisis in 2008, that I paid some studious attention to duties and rights in strata planning and the strata manager's related interests and obligations to family and business. I discuss these

broadly at the national group housing level as attached, in the light of terms of reference for the **Royal Commission into Aged Care Quality and Safety**. Like many others around my age I want to die at home, but can I do it safely or not? There are many worried over this in the older generation, with major family as well as commercial implications discussed attached. If you are living in shared accommodation with a family business or not, we share policy concerns nationally, globally and locally from different perspectives depending on our case. Let us open up to examine our collective experience to make and enact policy better.

The i-phone, which came to the Australian masses in 2007, the year I retired from work at the age of sixty, has transformed the lives of all in the related building of its key internet of things, such as the connected lap-top computer and TV, as well as in faster financial trading. Failure of the Opal and Mascot towers is addressed later in related contexts of international, regional and local inquiry into housing construction and management for this and future generations. Locally, our elected political representatives, whatever their party, have constituents who collectively occupy common ground. **We should work openly. In this context it is an important democratic principle that anything I write is my intellectual property and I will send it to anybody I like. Without this cultural shift away from normal commercial secret legal practice, which is lawyer's bread and butter, we remain tools.** This is discussed attached in terms of the management of housing to avoid loss or corruption.

In April 2019 I brought the **NSW government My Community Project** grant proposal discussed attached to a meeting of the strata committee and made a related proposal for commercial development in Glebe Point Road to key community members after some discussion, by email. My Community Project is a new NSW Government initiative made possible by the NSW Generations Fund. It provides **funding up to \$200,000 for projects that will make a difference to our community. Please support an open plan direction addressed attached or a related open place-based development model more appropriate to your business needs. My puny efforts failed but you may have other potentially related interests.**

Although I love pictures, the i-phone has not impacted my retail life much as I still prefer to read books and buy newspapers daily, watch free to air TV, go to the movies and collect DVDs of the movies I love. When I am dead all my treasured and not so treasured stuff will be left behind. I wonder where it will go and why; like my furniture and pictures. I find it hard to convince many, however, that reading and writing are not going to go away, even if many more retail operations begin to fail together, under rising rents and the demands of technological innovation which may perhaps hinder business, as often as help it. Many people across the world learned a bit more as a result of the global financial crisis of 2008 started in US housing. This is ideally investigated in more open, less risky, collaborations.

As a comparatively rare e-commerce consumer, rather than being anybody running a daily repetitive IT business, I find being driven by new and unfamiliar IT may be expensive and hard to stomach with satisfaction. I cannot understand how those in small business in Glebe Point Road or Newtown continue to make a living in the face of rising rents and associated driving demands to keep up with the technology-based markets in many spheres. I wonder how it is done. However, my personal focus of policy interest is on the treatment of levies and related strata plan management in housing, compared with services in health care which are supported by government. I was more familiar with the latter before I retired, although I have never been sick or disabled enough to go to hospital, except in childbirth. See more on my working life in government and universities on www.Carolodonnell.com.au

A regional approach necessitates more open regional planning and related private sector opening up. Key governance and record keeping principles are also addressed attached. I discussed a related commercial project proposal for a shop near the bookshops in Glebe Point Road to promote Australian historic and documentary film in the world through DVDs. The shop **Hum on King** is the closest model I know. I would happily contribute funds to such an open and exploratory retail venture. I believe, to quote Lord Mayor Clover Moore:

'It proves year-after-year, the Sydney Film Festival is an irresistible drawcard and a great standard-bearer for Sydney's life and culture. The City is proud of our long association with this Festival.'

Moore goes on to thank Nashen Moodley and his hard-working staff for another great celebration of the world of film. Use it or lose it. SBS appears to be leading world film on to free-to-air TV. Commercial design could promote greater understanding of Australian and other culture with retail inner Sydney shopfronts. As a tourist or student doesn't one always seek to know more about the culture one is approaching? I do. Books and movies seem good in related commercial ventures in DVD format. Group housing and other small or big business facing rents and related costs driving them out of business is addressed attached. See intellectual property addressed on www.Carolodonnell.com.au under Heritage Way.

The 18 townhouses at St James Court, where I am a resident owner of a single property without mortgage, are surrounded on all sides by Catholic church, school, state government and private accommodation businesses. The St James Court main entrance is at the end of a cul de sac, cunningly called Rosebank St, with a small park on the corner with St James Lane. We get a lot of dumped rubbish as Glebe is full of workers, students and tourists passing through as well as many residents without cars, living in boarding houses or other group housing or not. We have historically lived with many managerially poor cleaning practices.

I first put open regional emphasis on local connections in regard to our shared lands, **wastes**, buildings, roofs, walls, fences, trees and gardens as these matters arise regularly for residents and draw on levies. I also tried to address the state of our close public or orphan spaces, as prime sites for continual rubbish dumping by the public of all kinds. The submission to the **Easy and Transparent Trading Consultation Paper in the Department of Finance, Services and Innovation in NSW** attached **argues the regional need for a central data portal on key land and property owners**. Managers are needed to improve all our related and evidence-based key trading on a particular regional ground, shared or not.

Many more broadly grounded and knowledge-based approaches to planning have been pioneered, to my knowledge, in Medicare; in free to air ABC and SBS media; and in government generated information on websites or drawn from public inquiries, for example. This email is naturally about extending these pioneering approaches in our local public knowledge and interests as well as in the light of the recent collapses in the Opal and Mascot towers and the related treatment of owners and others in group housing in Sydney. Key funds management principles are addressed in care of the aged like me, as attached.

The new DEFT payment systems of the Macquarie Bank, which are used by our past and present strata managers collecting quarterly levies for maintenance and development expenditures at St James Court, are also addressed attached. I bank with NAB but idly wondered if this apparently new DEFT link with the Macquarie Bank through Whelan's Property Group, our new strata manager, would keep the same DEFT biller code as we had with our last strata manager. I also wondered whether this new DEFT system may be good for us all in allowing greater individual and collective competitive investment opportunity.

The clear and helpful DEFT product disclosure statement sent to me by Macquarie Bank after I rang confused about their system, also outlined DEFT **risks**, which appear substantial to me and likely to increase through global rentier approaches to Air BNB, other purchase or rental of properties and related debt and repayment problems. One naturally asks, ***will these risks have an impact on Whelan's likelihood of transfer of their costs to all of us in Strata Plan 10775, so our levies go up with little expenditure in this plots' interests? Hey, Baby, what do you think?*** I hope not. If this sounds suspicious to you it is because I followed Macquarie Bank rise and promotional practice a bit before and after the global financial crisis. I recently read **The Coming First World Debt Crisis** by Ann Pettifor and am wondering if this DEFT development is part of the global and related regional and generational increases in inequality of which she writes. Her remedies are addressed later.

These are questions with national and international import, coming down to us in the form of the question of whether the **DEFT payer-initiated relationship makes Strata Plan 10775 stronger or weaker**. Instinctively, as a woman who accepts ongoing responsibilities for others, I like plan protection. However, and as I wrote more fully to our strata committee attached, I often guess our strata plan 10775 concerns are like petty cash holding up far bigger financial forces which want to move faster in more unstable market or planned directions, depending upon the top stakeholders or stockholders. Stakeholders exist primarily in government and related regional relationships, whereas stockholders exist in markets. Both may be fettered in commercial secrecy in spite of an apparently clear and informative quarterly balance sheet and income and expenditure statements, as sent by our former strata manager. Whelan's are too new to have sent us theirs yet. Looked at as a commercial building concern, however, the strata manager sits on a small city gold mine. (As owners or residents, we are used to being kept in the dark and fed bullshit. How much do we care?)

Globally and locally I believe in supporting the cultural and historic past. I assume this must now be created regionally through opening up to each other about family and community interests, in company with government and commercial interests, including in church and other charitable trusts. I also write in support of European financial directions suggested by Joseph Stiglitz in **The Euro and it's threats to the future of Europe**, Yanis Varoufakis in **And the weak suffer what they must?** and Thomas Picketty in **Why Save the Bankers?**

Picketty calls for a currency union based on broadly shared approaches to achieving low interest rates and more openly planned investments where they appear needed most.

See the related email I sent to Dom Murphy of the Order of Preachers at St James Church with whom we share the broader historic plot. I note a development application has now been put to City of Sydney Council relating to **alterations and additions to the existing educational establishment for St James Catholic school**. Are they going to chop down more great trees and let kids take over the park while they fill their own space up with new big building like the school hall in 2007? No idea? How do Catholics implement the Pope's Encyclical on the Environment, **Laudato Si**, for example? No answer. Couldn't care less? (In case it matters, you should note there are more people of no religion than Catholics in this suburb. I have it on good evidence from LJ Hooker, which I assume was from the Census.)

Because the City of Sydney Council website doesn't work to reveal the specifics of the development application; or allow me to *ask a question; provide feedback; say thank you or report a local issue*; I may have to go to the Town Hall House in the city to find out more. However, dasubmissions@cityofsydney.nsw.gov.au appears strangely more approachable. **Why doesn't the website search on application year and number work?** The search on street address doesn't work because of irrelevant related questions on the site; and the search on lodgement and decision date doesn't work because the City of Sydney didn't tell me either when they wrote to everybody at St James Court with a helpfully old-fashioned letter. If I was in small business, trying to make money, I might slit my wrists with this kind of on-line daily event related to the multiplicity of payment and treatment options in the absence of any more effective contact potential by email or a related source of more genuine inquiry.

Glebe is a group housing and intellectual and entertainment support precinct with a lot of comparatively high-class rubbish left behind because of its many universities and other associated learning, creative and related work environments. Students, workers and tourists as well as many other older residents like me, are always passing through and leaving shit behind. The richer we become the more good shit is dumped. Last week, near the church, I picked up Ann Pettifor's book **The Coming First World Debt Crisis** on a low wall and have found many other great books in trash heaps, for example. Pettifor calls for a revival of the ethics of usury, and a practice of transferring power back to the democratic sphere. She points out that Islamic approaches to finance are not tried in a capitalist world including in many countries which are nominally and institutionally Islamic in political and cultural ways. Why not explore this with Islamic scholars at Sydney University nearby, in more open contract design. I have advocated such regional approaches for years, consistent with World

Health Organization and related international directions to protect environments from global warming and species loss. Otherwise we will be part of increasing concrete and desert.

In short, the treatment of concerns related to defects recently found in the Opal and Mascot towers may affect many others besides the tenants of these buildings, whether they are also the owners, with or without mortgages, and related debts. In the latter case, surrounding building and business effects are implicated in the overall risks of collapse. I attach related files on governance matters on our strata plan and in regard to its management in the context of broader state and national identification and treatment of development and corruption. See below and attached for related discussion. Cheers, Carol O'Donnell,

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Hi Denis, (Also Jamie, David, Hum on King, Sydney Film Festival and others

Please give my thanks to all concerned for the recent Glebe Grapevine issues in my letter box. I refer mainly here to the Grapevine issue (April 2019) in response to the request for suggestions for '**A Renewed Focus on Glebe Point Road**' after putting the question '**Is Glebe Point Road slowly dying?**' I also refer to MP Jamie Parker's previous offer of help in related community matters and observe the directions of elected members Tanya Plibersek, Clover Moore and others in our area. The Sydney Film festival and key local book events no doubt could also provide many vital social connexions and cross-promotional opportunities.

I first put the following proposals to anybody interested:

AUSTRALIAN FILM IN THE WORLD: A RENTAL AND SHOP MANAGEMENT OPPORTUNITY FOR SERIOUSLY GOOD DVD ACQUISITION AND SALES IN GLEBE POINT ROAD.

THE NSW GOVERNMENT 'MY COMMUNITY PROJECT' GRANT PROPOSAL IS NEXT DRAWN TO ATTENTION AS A LOCAL EXAMPLE OF OPPORTUNITY FOR GREENER DEVELOPMENT

Glebe is a group housing and intellectual and entertainment support precinct which addresses many universities and other associated learning, creative and related work environments. Students, workers and tourists as well as many other older residents like me, pour up and down this road on a regular basis and have done so for many years. Since I came to Glebe in 1975 **Glebooks** has provided a vital intellectual meeting and sales place for huge numbers of books and people, for example. As an old woman of 72 I am increasingly aware of how much their service means to me and others like me and how cheap both new and second hand books are increasingly becoming, wherever they are locally bought.

Commercial rents, on the other hand, continue to rise. Any death of new and second hand bookshops in Glebe Point Road would be a huge new loss to many older people like me, as the loss of DVD rental stores may also have been. On the other hand, at Broadway shopping centre, many new DVDs are available for purchase although the titles may not primarily be what many of us who frequent the DVD store **Hum on King** or **Glebooks** are seeking.

Words and pictures appear in natural regional alliances. I seek new opportunities for cross sales promotion and related product acquisition in Glebe Point Road. The proposed new and second hand seriously good DVD acquisition and sales shopfront could illuminate Australian culture better for local residents or for those passing through, as students, workers and tourists. Many people are ignorant about what Australia has produced.

I would like to explore these rental and retail film shop options further with any potentially interested communication and commercial players. I personally offer some financial support or free working time in directional support to the venture. This is proposed in the national community and policy context of related regional positions to promote better community health and understanding, jobs, education and entertainment development.

See related regional and demographic policy positions attached, for example, to the Australian Competition and Consumer Commission Inquiry into digital platforms; to the Royal Commission into Aged Care Quality and Safety in regard to delivering accessible, affordable and high-quality aged care services; and in other lobbying papers on housing, education and death matters attached and on site at www.Carolodonnell.com.au

As a child of the fifties, I tend to find the Broadway film musical, followed later by George Clooney, Matt Damon and Tom Hanks have done more to raise the global IQ than the rest of the creative working population with the exception, perhaps, of Bob Dylan and Paul Simon. Boos to the legal lot. We often learn better and more from many other books and movies and enjoy them more than we may do in the more siloed cases of our legal and professional constraints. Australians have made many great movies which deserve to be known about by all of us who are interested in history, whether our own, or other peoples, as we have been shown in scripts, books and pictures on radio, in film and on TV since World War 2.

People will say that books and DVDs, like newspapers, are dying. Radio is still with us, however. In a world where huge and growing numbers of people are still without effective homes and running water or sewerage, these items will be around for a long time yet in my estimation. This is especially so if they are known about, kept and promoted for their value by key Australian national, state and local institutions and individuals. I have amassed a big collection of books and DVDs, for example, but comparatively speaking I will soon be dead and have no further use for either. However, like everybody else, Australians will have to fight to retain our cultural memory under the usual US onslaught of new media product of any quality, designed for pumping down international throats. I suggest a new and second hand film shop centred on acquisition and sale of Australian product in this global context.

I speak as a woman enormously impressed by currently watching the DVD box set of the **Kennedy Miller** TV series **Vietnam**. As an old woman who lived through the Australian period of balloted conscriptions to the US war on Vietnam, in Brisbane and Sydney, I find this Kennedy Miller TV series extremely well made, convincing and moving today. It seems as important as historical and critical memory and analysis for Australians and others as **Brideshead Revisited** or **Deer Hunter**. Ironically, I missed seeing this TV series when it was first shown in **1986**. I guess I was too busy being a young mother and working in academia and government at the time it was on TV. Historical and biographical films like **Vietnam** are central to historical and cultural understanding. In Cambodia, **The Killing Fields** is available in pirated movie form to any tourist or local, along with French films on the region I never saw before. In Australia the **Australian Film and Sound Archive** battles on against far bleaker odds. Any local organization to improve Glebe as a cultural precinct by making Australian film or TV product known and available to critical appraisal by new generations seems good. If others are interested, I would be happy to help in a financial or other free labour support capacity. I hope MP Jamie Parker and many significant others can help.

Hum on King is the closest shop to the kind I envisage my helping to rent and staff in Glebe Point Road. Ideally, however, Glebe would nevertheless sell **second-hand** as well as **new or newly remastered** DVDs, mainly of Australian historical and other classic films. The cooperation of **Glebooks**, **Hum**, the **Australian Film and Sound Archive** and/or local new or second hand book and DVD sellers such as **Sapho**, **Vinnies** or other local or regional sellers of second hand books, films and TV series would be invaluable in any related venture. This would ideally seek cooperation with other organizational outlets and individuals interested in buying and selling or donating books, films and other materials aligned to the Australian perspective in the context of world events. Film and book events in Sydney appear as potential opportunities for cross promotion. The Sydney Film Festival will be on again soon.

In a related community manner, I draw your attention to the funding source below:

MY COMMUNITY PROJECT (GRANT APPLICATIONS CLOSING 15.5.2019):

(A MODEL RAIN GARDEN, LED LIGHTS AND WASTE MANAGEMENT PROJECT IS LATER)

I wanted to bring the **NSW government My Community Project** grant proposal later below to a meeting of the strata committee where I live at St James Court in Glebe, but I couldn't get any clear answer to my question from the Smartygrants website before the meeting. I wanted to know whether the strata committee or Whelans Property Group, our new strata manager, would be eligible to **apply for or sponsor** the proposed project.

My Community Project is a new NSW Government initiative which gives the community the opportunity to vote on projects proposed by local residents. My Community Project is made possible by the NSW Generations Fund. See nsw.gov.au/mycommunityproject.

We are told we can apply now for **funding up to \$200,000** for projects that will make a difference to our community. **In July everyone in NSW 16 years or older will be asked to vote for the best projects in their electorate.**

Project applications: Open from 2 April to 15 May 2019

Voting: Open from 15 July to 15 August 2019

Successful projects: Announced September 2019

A VIABLE PROJECT according to the government choice criteria: **Has a realistic budget; Can be delivered within the 12month program deadline; Is cost-effective and represents value for money.** It seems likely that I can't be the applicant or sponsor of this formerly proposed **My Community Project**, but I am willing to be involved in other events of interest to me if I can help. **Note that budgets can include up to 15% of the grant amount requested for administration costs to deliver the project, including contingency.** I would also happily help others to estimate project costings, noting that these may be inevitably unreliable with associated activities which may hold up the project so that the money can't be spent in the time frame available for the project. My labour is free; I don't do what I don't want to do; and I have no idea how to do other things many people may find comparatively simple.

The project category **Revitalizing communities** aims to increase satisfaction with community facilities. The draft My Community project proposal below seeks to foster stronger community bonds and encourage social engagement and participation in public programs.

For example:

I HAVE READ THE PROGRAM GUIDELINES AND ASSOCIATED MATERIALS MANY TIMES AND STILL CANNOT WORK OUT WHETHER A STRATA COMMITTEE CAN APPLY FOR AND SPONSOR A 'MY COMMUNITY PROJECT' WITH THE STRATA MANAGEMENT SUPPORT OF WHELAN'S PROPERTY GROUP.

Probably you can do better with both the Smartygrants application and related government or industry sources than I. The Smartygrants structure appears designed to frustrate informed and competitive applications, in favour of applications which suit the mysterious **project applicant** and **projects sponsor** requirements of the Smartgrants team in Victoria as usual, I guess. The Smartygrants team are in Melbourne and there are 24 of them (!).

The Smartygrants team state, *'Our Community had uncovered a seething undercurrent of "grants rage" among grantseekers of all types and sizes. Grantees lamented the tragic state of the technology systems they were subjected to, tore their hair out about mad processes that forced them to report on things that were never acted upon, lamented the lost opportunities for the exchange of knowledge. Most of this was done in silence - grantees'*

dependence on the cash that was given out left them reluctant to express or act on their concerns'. If Smartygrants is their answer to this problem, suicide is mine. If a woman with a PhD and a history of working in government and academic circles cannot understand the grant requirements and so hope to fulfil them, what hope have any outside the particular charmed circle of Smartygrants influence? Is this business as usual? Can you crack it?

According to Smartygrants reply to me: an applicant must be an individual, over 16 as at 15 May 2019 and reside in the same electorate as the project. An applicant can be a staff member or volunteer in your organisation (Flourish Australia) as long as both the applicant and project sponsor meet the eligibility requirements: [Program Guidelines](#).

If your project idea fits one of the six criteria (e.g. Healthy Communities) and if you find an eligible sponsor (NGOs are eligible project sponsors, as are schools, charities, Aboriginal Land Councils, cultural or sports clubs) then you can apply for My Community Project.

RAIN GARDENS, LED LIGHTS AND WASTE MANAGEMENT PROJECT PRIMARILY IN STREETS LEADING UP TO ST JAMES COURT, 10/11 ROSEBANK STREET GLEBE. (THIS WAS THE DRAFT SMARTY-GRANTS PROPOSAL ABANDONED BEFORE THE 15th MAY 2019 CLOSING DATE. CAN YOU MAKE ANY USE OF IT? IF SO, YOU ARE WELCOME TO DO SO)

(i) Creation of a Rain Garden in a currently polluted public space on the corner of Rosebank Street and St James Lane

This is to meet with the approval of Council goals regarding: (a) the treatment of rain water flows to avoid flooding and related pollution and (b) to discourage rubbish dumpers who dump household rubbish of many kinds outside the Jean Cawley Reserve, on the corner of Rosebank Street and St James Lane, on an almost daily basis.

The strata Committee of Strata Plan 10775 has previously organised and paid for raised street garden beds erected outside the private sector building at No. 2. Rosebank Street, to discourage street rubbish dumpers. This has been partially effective but has resulted in more dumping of household and other waste on the corner of Rosebank Street and St James Lane, outside the Jean Cawley Reserve, as well as in both streets.

This project now seeks to treat the corner site outside the Jean Cawley Reserve with a related approach to dumped rubbish in line with City of Sydney Council specifications.

(ii) Putting LED lights in Rosebank Street and St James Lane

This is according to City of Sydney Council and related specifications such as those already provided in the quote for our St James Court garage, which is open to the street.

The strata committee has obtained quotes for putting LED lights in the garage at St. James Court, 10/11 Rosebank St., Glebe. This is a garage open to the street in a context where City of Sydney has generally been committed to LED lighting replacing older and less effective lighting forms such as we now have in surrounding public places.

- (iii) **Dealing better in future with related green and other waste as a result of consultation with our key neighbours in the Hereford and Forest Lodge Conservation Area (CA33) and with others.**

The aim of this **RAIN GARDEN, LED LIGHTS AND WASTE MANAGEMENT ASSESSMENT AND PROJECT SURROUNDING OUR STRATA is Revitalizing Communities**, in conformity with NSW government and City of Sydney project guidelines to make this area greener.

The plan involves working with City of Sydney Council in consultation with neighbours, like the owners of a three-storey boarding house at No. 2 Rosebank Street, Great North Design Services, with whom we are already in discussion over perimeter walls, fences, gardens and other matters. **Theirs is not a heritage item, according to a development application assessment for City of Sydney Council. However, it occupies the same parcel of land as our other surrounding neighbours, including St James Catholic Primary School, St. James Church and others within this Hereford and Forest Lodge Conservation Area (CA 33).**

RELATED APPROACHES TO RENTAL HOUSING AND COMMUNITY MANAGEMENT FOR GREENER AND MORE COST-EFFECTIVE SERVICE FUTURES

The Glebe Grapevine has discussed the build to rent propositions of NSW government, especially in Waterloo where the government apparently wants to triple the number of apartments on the public housing estate from 2012 to 6800 in towers up to 40 storeys. On the adjoining metro site, they are proposing another 700 homes and towers of 25, 27 and 29 stories. Grapevine states the Council plan is for 50% public housing, 20% affordable and 30% private. In an earlier issue of the **Glebe Grapevine**, (September 2018) the article '**The Build to Rent Con**', stated the build to rent model gives a lease with no charge and no land tax and infers that private sector developers got more than fair value for money. Whatever the future may show, my experience of owning or renting in group housing under a strata plan suggests to me that other models of group housing management are likely to be just as inadequate for effective treatment of health and housing management in Sydney. This is likely to add to increased, unexpected costs being passed on to any owners and residents.

The weekly rents for a three-bedroom terrace house such as those at St James Court, where I live in Glebe, are almost \$1000 per unit, according to a piece of real estate rubbish I picked up in the street. There was also a huge bond listed (\$4000?). This appears to be around

double the median price of Sydney rents according to an article I read in Sydney Morning Herald then promptly lost. However, I guess a lot of our St James Court tenants take in **Air BnB** or related **student, worker or tourist markets** not available so readily to those living further away from Sydney Harbour. Anyhow, I think we should be interested in our housing development and rental policies because all political parties are supposedly committed to more rental housing. What causes problems for us, causes problems for them, etc.

The most important green and commercial issues, like waste handling here, are neglected by all of us as an effectively managed source of jobs. I can understand this as neighbouring property owners and managers often appear impossible to find to discuss any shared matters. Too many bright ideas from technological ignoramuses such as myself can go badly wrong with unexpected downside effects on neighbours or oneself, including noise, new product unreliability or high or impossible maintenance costs, etc. etc. etc. However, this also pisses me off as a counterproductive losing global game from a personal, industry related and national perspective. This is where risk management and insurance come in for state and private sector housing interests, such as ours in group housing.

Seek Gary Weaven's free advice on housing design and ask for Frank Lowy's, Harry Triguboff's, and the rest. Tell them they are old enough to have made a big packet out of industry super, property, etc. and should give something back instead of money. It's only intellectual property. Mothers give it out freely. As a strata committee we have been acting a lot like boards freely for years without whinging, for example. We are sick of being the butt of government and tradesmen's interest in developing our homes in secret ways they would like, whatever we might prefer. If the top layer of old men and women in a lot of government, private sector or related institutions were dropped off they could do what they like for free. Why pay them as so many appear to claim to want to 'give something back'.

Related local problems are ideally also addressed in regard to parks, streets and orphan spaces. A key message is that any repeal of redundant statutes is only as effective as any shared regional understanding and commitment to govern for Australia as a whole, rather than under state Constitutions and any particular and sectional public or private interest. During the 1980s, government introduced freedom of information approaches which have been strongly resisted by lawyers and their related professional interest groups ever since. Especially in retirement I regard anything I write as my intellectual property and I will send it to anybody I like. I advise the rest of you to do the same. If you can afford it why not just do what you like for free? As a member of Dying with Dignity with something upstairs, I do. Many of us are going to die comparatively soon and I address related matters attached.

Thanks for considering this item and responding. Cheers

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