

**Submission
No 5**

**INQUIRY INTO SOCIAL, PUBLIC AND AFFORDABLE
HOUSING**

Name: Dr Carol O'Donnell

Date received: 23/12/2013

From: Carol O'Donnell
Sent: Monday, 23 December 2013 1:20 PM
To: SocialHousing; Peter Primrose; Sophie Cotsis; Paul Green; Jan Barham; Rick Colless
Cc:

Subject: SUBMISSIONS TO THE SELECT COMMITTEE ON SOCIAL, PUBLIC AND AFFORDABLE HOUSING

Attachments: FIN ANCIAL SYSTEM INQUIRY.docx; Land and Housing Corporation.docx

Dear Ms Foley, Ms Main, Elected Representatives and others

Two Submissions to the Select Committee on Social, Public and Affordable Housing

I refer to the **Select Committee inquiry into Social, Public and Affordable Housing** to tender the attached submission to the Financial System Inquiry also to the Select Committee.

The second attached submission to the Sydney China Business Forum is addressed in related international contexts.

Both submissions call for more openly planned and fairly and effectively integrated regional approaches to managing land, construction, housing and related community services, to make them better and more affordable for all. These submissions naturally also address the Select Committee Terms of Reference 1c and 1d outlined below.

© housing design approaches and social service integration necessary to support tenant livelihoods and wellbeing,

(d) recommendations on state reform options that may increase social, public and affordable housing supply, improve social service integration and encourage more effective management of existing stock including but not limited to:

(i) policy initiatives and legislative change

(ii) planning law changes and reform

(iii) *(This submission does not address social benefit bonds. As yet I know nothing about them)*

(iv) market mechanisms and incentives

(v) ongoing funding partnerships with the Federal Government such as the National Affordable Housing Agreement

The attached submissions pursue land, housing, insurance and fund management through regionally planned and competitive approaches to development.

This also involves critical inquiry into the first NSW Government Strata and Community Title Law Reform Position Paper (2013) to meet the Financial System Inquiry policy options outlined under (4). These include (4.1) promoting a competitive and stable financial system that contributes to Australia's productivity growth; (4.2) promoting the efficient allocation of capital and cost efficient access and services for users, and (4.3) supporting individuals and businesses to be able to manage their finances by understanding risks and rewards in the financial sector.

Thank you for the opportunity to contribute these submissions on social, public and affordable housing. Your website is confusing as it requires too many clicks for too little.

Yours truly, Carol O'Donnell,

www.Carolodonnell.com.au

To: Head of Secretariat, Financial System Inquiry

SUBMISSION TO THE FINANCIAL SYSTEM INQUIRY DEALING WITH LAND, HOUSING AND RELATED INSURANCE AND FUND MANAGEMENT

Carol O'Donnell,
www.Carolodonnell.com.au

Key terms of references and related international and regional directions for planned, place-based services delivery and competition which drives manufacturing

This submission to the Financial System Inquiry primarily addresses the following terms of reference in ***relation to land, housing and related insurance and fund management*** mainly in the context of reference (2) on ***the philosophy, principles and objectives*** underpinning the development of a well-functioning financial system, including:

- 2.1. balancing competition, innovation and efficiency, with stability and consumer protection
- 2.4. the role of government
- 3.5. corporate governance structures across the financial system and how they affect stakeholder interests

Land, housing and related insurance and fund management require regionally planned and competitive approaches to development which are also addressed later below through critical inquiry into the first NSW Government Strata and Community Title Law Reform Position Paper (2013) to meet the Financial System Inquiry policy options outlined under (4). These include (4.1) promoting a competitive and stable financial system that contributes to Australia's productivity growth; (4.2) promoting the efficient allocation of capital and cost efficient access and services for users, and (4.3) supporting individuals and businesses to be able to manage their finances by understanding risks and rewards in the financial sector.

The glossary in the NSW White Paper leading to the Planning Bill (2013) stated '***strategic planning***' *'tells the story about a place, (sic.) including where it has come from, what it is like now, the vision for an area and what will need to change over time to achieve that vision. It provides structure to this story by identifying the long term goals and objectives and then determining the best approach to achieve the goals and objectives'*. **Sustainable Sydney 2030** is a related plan apparently produced as a result of consultation since 2004 which involves *'the full range of economic, social and environmental issues confronting us'*.

Anthony Roberts, NSW Minister for Fair Trading, states in the first NSW Government Strata and Community Title Law Reform Position Paper entitled '**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). Problems in this strata title paper in regard to roles of **the strata manager, the owners' corporation, its 'executive' committee, and mandated insurances** are considered later. These are also keys to a well-functioning financial system.

This recommended, openly shared policy direction and related competitive management practice was pioneered in NSW WorkCover, critically following general UN directions and conventions, which naturally also support the Universal Declaration of Human Rights. Shared global and regional directions are necessary to set up structures for reasonable estimation of premiums and for the management of funds for better planned land, building and person rehabilitation, maintenance or reconstruction, as well as new projects.

In this international communications context, in which post-war Australia has accepted and effectively integrated higher rates of immigration from around the world than almost any other country, one naturally also accepts the definition of community put forward by the International Labour Organization (ILO), the United Nations Education, Scientific and Cultural Organization (UNESCO) and the World Health Organization (WHO). In the context of community based rehabilitation (1994), these organizations defined 'community' as:

- a. a group of people with common interests who interact with each other on a regular basis, and/or
- b. a geographical, social or government administrative unit

This is a great definition of community because it is clear and allows services or goods to be managed transparently (openly, clearly) on related international and regional bases for the purposes of improving trade, wellbeing and understanding in Australia and beyond.

Everybody needs housing. Like health care provision, construction is a service. The Australian and New Zealand Standard Industrial Classification (ANZSIC) enables better planning and related data gathering for work and related community risk management purposes. The list of service industries includes the following:

- Construction
- Property and business services
- Accommodation, cafes and restaurants
- Finance and insurance

Land, housing and related insurances are ideally discussed in related place and activity categories, according to ANZSIC. This is already done in workers' compensation insurance and related injury, rehabilitation, maintenance and re-employment costs. Consider how the related safety net aspects of taxation, rates, insurance (risk or community rated) and levies, are ideally related to gaining more effective outcomes through data gathering.

Better designed housing investment and management approaches also appear necessary for effective state appraisal, following policy directions in health care, work related rehabilitation, compensation, disability care and related support. As US experience shows, the driving market routes to service provision in health care and housing fuelled economic instability, inequality and cost, via increasing global reach before a crash. For examples of this see key influences described in 'Freefall' (Stiglitz, 2010) and 'Red Ink' (Wessel 2012).

In this comparative global context, the report accepted by Australian Heads of Government after Hilmer's independent committee of inquiry into a national competition policy, defined competition as, 'striving or potential striving of two or more persons or organizations against one another for the same or related objects' (1993, p.2). He wrote:

Competition policy is not about the pursuit of competition per se. Rather it seeks to facilitate effective competition to promote efficiency and economic growth while accommodating situations where competition does not achieve efficiency or conflicts with other social objectives. These accommodations are reflected in the content and breadth of application of pro-competitive policies, as well as the sanctioning of anti-competitive arrangements on public benefit grounds (1993, p. xvi).

This is recognition that the role of government is to intervene in the market to facilitate more effective competition or to attain other social objectives considered to be in the public interest. This position is consistent with effective design of competition to meet WHO and related UN goals and directions more effectively in the interests of all. Work ideally starts with the poorest communities, where natural environments are often increasingly degraded.

Hilmer pointed out Commonwealth, State and Territory governments agreed on the need to develop a national competition policy which would give effect to the following principles:

- (a) No participant in the market should be able to engage in anti-competitive conduct against the public interest
- (b) As far as possible, universal and uniformly applied rules of market conduct should apply to all market participants regardless of the form of business ownership
- © Conduct with anti-competitive potential said to be in the public interest should be assessed by an appropriate transparent assessment process, with provision for review to demonstrate the nature and incidence of the public costs and benefits claimed
- (d) Any changes in the coverage or nature of competition policy should be consistent with, and support, the general thrust of reform

The Productivity Commission (PC) later pointed out inherent difficulties in defining anti-competitive conduct in any objective sense. The PC's attitude to its own inquiry into allegations of unfair use of market power in telecommunications was summed up in its quote from the Hilmer Report:

The central conundrum in addressing the problem of misuse of market power is that the problem is not well defined or apparently amenable to clear definition.... Even if particular types of conduct can be named, it does not seem possible to define them, or the circumstances in which they should be treated as objectionable, with any great precision.....Faced with this problem.....the challenge is to provide a system which can distinguish between desirable and undesirable activity while providing an acceptable level of business certainty. (PC, 2001, p. 154)

This is also justification for the planned, government, industry and community approaches to land, housing, competition and fund management now proposed, consistent with the holistic aims of state Environment Protection Acts and the related aims of the **key** stakeholders. The latter are those for whose benefit the fund was established, and those who own the fund.

Risk management requires more open, powerful scrutiny of any land, building and strata management, which an owners' corporation cannot provide adequately.

Through examination of the NSW government Strata and Community Title Law Reform Position Paper '**Strata Title Law Reform**', one shows later that good governance by, or for, an owners' corporation under strata or any other title, can only begin at the investor tops, with clear and effective scheme management and investment structures, including for property management and related maintenance on shared land and buildings.

An owners' corporation cannot effectively oversee and should not be held responsible for actions of a strata manager. The owners' corporation or members of it have neither the

knowledge nor power to manage any business but their own as individuals. For example, according to the papers produced by the strata manager for the AGM of St James Court (a body of eighteen town houses, where one lives under strata title), the total cost of the insurance premium in 2012 was \$15,872.41. The next largest expense was cleaning at \$5290. Eight forms of insurance are apparently required by the owners' corporation in compliance with the Strata Schemes Management Act 1996 and the Financial Services Reform Act. These are: **building; common contents; loss of rent; legal liability; personal accident; fidelity guarantee; office bearers and catastrophe insurance.**

One has no idea of the actual or ideal relationships between premiums, strata managers, brokers or insurance underwriters, claimants and related lawyers. In the light of the history of workers' compensation, Medicare, private health insurance and industry superannuation findings, policy and directions, these fund management directions '*related to balancing competition, innovation and efficiency, with stability and consumer protection*', also appear to be poorly understood by current government. For example, in the **Strata Title Law Reform** paper, the chapter '**Budgets and Levies**' is by far the shortest in the report - 3 pages.

It also seems, however, that management of the Land and Housing Commission (LAHC) in Family and Community Services would be better designed with **a manager for each LAHC property**, to liaise, for example, with real estate agents and strata managers responsible for managing the property affairs of those living under strata title, with help from an owners' corporation 'executive'. In the attached discussion one asks how current LAHC management systems for each property reflect the right to their effective control which is necessarily related to meeting diverse personal situations and environments, which may also be strongly affected, for example, by the National Disability Insurance Scheme (NDIS).

One assumes LAHC tenants do not pay strata levies towards the management and maintenance costs of the properties they live in. However, if governments are committed to mixed social arrangements, whatever they are, it seems unreasonable to deny many more people who wish to do so the opportunity to purchase their homes, as many people living under strata title are doing, via bank or private loans, etc. This opportunity superficially seems an appropriate trigger of more open government, private sector and voluntary support, so funds may also be cost-effectively moved on to support low-cost, well planned construction, rather than urban sprawl. For providing jobs, the importance of green and local approaches are also addressed later and attached. Experience of urban development is that the community often values parks and open spaces above all.

NSW GOVERNMENT STRATA TITLE LAW REFORM POSITION PAPER: QUESTIONS

Chapter 1: Governance

The **Strata Title Law Reform** position paper points out that '**committee members on what is currently called the owners corporation executive committee do not have any special 'executive' status or authority over other owners in the scheme (p. 7).**

At St James Court, at the 2008 AGM, the strata manager tried to tell the 'executive' committee, that we are also controllers of premises under the Occupational Health and Safety (OHS) Act and should pay workers' compensation insurance in addition to the eight insurance categories now required. I was the only person on the committee who recognised her view was wrong, because the strata manager is the only person with broad and historical knowledge about the state of the premises for each of the separate owners, and is also the one who chooses all those working on the common property, by seeking quotes for work.

Members of an 'executive' committee are usually in no position to assess whether what happens on site is reasonable or safe practice.

As I wrote to the NSW Ministerial Advisory Council on Ageing (MACA) in 2008, *'my personal aim is to retain my current town house whilst getting out of as many as possible of all the body corporate initiatives and expenses that I do not wish to be part of and which may cause great dissention and cost. I would be grateful for any advice on how to go about achieving this. As an individual I want to be more fully responsible for my own townhouse and not held responsible for the condition of anybody else's at the St James Court complex. That is the logical regulatory situation for social mix and low-cost housing, whatever current law may suggest'*. As the owner of a single terrace house, for example, one would not be held responsible for whether all other terrace houses in the same row are re-roofed or not. The relationship of quoting to the performance of work and to related matters is discussed later.

In the above context and as a result of other experience, one strongly supports the Strata Title Law Reform proposal 1.3 which is for introduction of 'an exclusion of personal liability clause for committee members who act in good faith for the purpose of carrying out their functions under the Act' (p. 13).

One also supports the change suggested in 1.6 from 'executive committee' to 'strata committee' (p. 13). The term 'advisory committee' would be even more clearly explanatory. Making good decisions about most matters of common concern is often ideally related to having good comparative evidence and historical understanding of a plot and building, rather than just voting. In this context one also strongly supports the following recommendations:

1.15 Greater disclosure requirements for agents who receive commissions (I've never seen any such disclosure since purchasing my strata title town house in 1993)

1.16 Limit the terms of strata management contracts (I guess it would take dynamite to ever get our strata manager out otherwise, whatever she did, as she is overwhelmingly in possession of all the related historical memory and information from all quarters about any matter on site that counts, and may act accordingly, even though she does not live on or visit the premises herself, except for the AGM. I've never seen her contract or the strata roll.)

1.18 Allow agency agreements to be inspected. (Yes but what key agency agreements are there? We are too ignorant to know them, let alone compare them. How is this done?)

The **Strata Title Law Reform** Position Paper states that a common cause for concern is that owners' corporations are forced by the terms of their agency agreement to enter into service contracts that are not in their best interests (p. 9). What and where are these agency agreements? I've never seen one, except, perhaps, the contract for the total repainting and repair of the complex, including scaffolding. This contract and process were valuable and instructive. There are many related and larger financial matters. The position paper states the role of managing agents is often misunderstood by owners and residents. To address these misunderstandings, it is proposed the agency agreement must be kept on the strata roll and made available to any owner on request (p. 11). Good idea, whatever it is. As a person, let alone a supposed manager, one needs a vague idea of what one addresses.

One also wonders how current mandated insurances and related premiums for the owners' corporation: (building; common contents; loss of rent; legal liability; personal accident; fidelity

guarantee; office bearers and catastrophe insurance) are currently and ideally arrived at and treated. I have unsuccessfully sought more information on this from the strata manager. Our contract, according to AGM information is with CHU Underwriting Agencies Pty Ltd. One assumes a broker is involved. An owners' corporation should not be asked to take the greatest management expense at face value, apparently without effective accountability.

In the above context, where people such as renting tenants, who have an interest in issues of daily living and good faith ownership, are ideally welcome to attend meetings of the owners' corporation, why should one support recommendation **1.12 that Non-owners with a financial interest in the scheme (for example, managing agents and letting agents) will be prohibited from being members of the committee?** Surely anyone should rather work with an informed person, rather than a more ignorant one, on broadly related matters. Why should one trust such people less than any other provider, including strata managers? I guess such providers are in constant contact with each other outside the committee arena.

Chapter 2: Managing the Built Environment (On competitive quotes)

One agrees with the general thrust of this chapter, especially recommendation **(2.7) to establish a process to facilitate the collective sale or renewal of a strata scheme (p. 27)**. However, many related issues concerning the expected links between a current or proposed Building Management Statement and a Strata Management Statement require considerable clarification. There appear to be related problems in regard to administrative funds, sinking funds, and other funds ideally related to insurances and levies, mandatory or not. This is also addressed later in regard to Chapter 3 on Budgets and Levies.

There appears to be a lot of wrong or confusing information in this chapter. It may be the case that the proposed plans for the collective sale or renewal of a strata scheme may be more effectively applied after coordinated action to improve related insurance design and practice, to increase related land, project and management stability and effectiveness, while reducing cost all round. The Inquiry should consider this closely.

For example the chapter first states that fixing defects in strata buildings is often more difficult, costly and time-consuming because strata buildings are inherently larger and more complex than many other buildings and involve interdependent premises where a fault in one apartment may affect others nearby. Although this may be so, cost is also increased by the fact the strata manager primarily deals with contractors to the owners' corporation, rather than the individual householder doing so. This three or more way communication complicates and reduces good work liaison which can be costly for all. For example, my roof leaked and three separate men came from the same company at various intervals to look at it, rather than the first man who came out returning to fix it. When a man at last turned up to fix it, the materials had not been dropped off. I was home at all times.

Perhaps the above behaviour was a hint. One is not normally expected to go to another key service provider, for example a dentist, doctor or physiotherapist on the basis of being given three quotes for the job. However, the **Strata Title Law Reform** position paper states that *'the managing agent will be required to get at least three votes for certain products (for example, insurance) to ensure competition and choice for the owners corporation'* (p. 10). The **Strata Title Law Reform** position paper also states that *'insurance policies can only be taken out with 'approved' insurance companies'* is an example of unacceptable regulation (p. 3). This is wrong on two counts. Were the writers of this position paper born yesterday?

For the traditional lawyer or economist, such as the writers in the case above, overcrowded markets cannot exist, but this has been shown wrong in relation to insurance. The NSW occupational health and safety act and its rehabilitation, insurance and investment system were established in 1987 after 7 out of 43 workers compensation insurers competing on premium price collapsed, leaving industry and taxpayers to pick up their debts. As market and underwriting cycles turned, the premium funds owned by the 43 competing insurers were insufficient to meet the increasing costs of court awards after workers' injury in NSW and an unknown range of related uncontrollable insurance company losses globally and locally.

With WorkCover, a new risk management system was established in which industry and government owned the premium fund instead of the premium being given to insurers to invest on the insurers' own behalf. WorkCover instead paid twelve insurers to administer services to injured workers, collect data and invest the premium fund on industry and government behalf. Brokers were banned from the scheme as unnecessary and unfair expenses. Thus one wonders about what broker intermediaries add in regard to the many forms of insurance which the owners' corporation is required to have under strata title. See more on the key relationships between work-based risk management, Medicare, private health insurance, non-profit industry superannuation and related charitable design at www.Carolodonnell.com.au

The NSW Office of Fair Trading Consumer Building Guide also suggests three quotes be gained for any building operation. This appears primarily to involve many producers in a lot of unpaid work while also encouraging those engaged in trade to cut their prices to unrealistic levels to win a contract, while trying to regain financial ground by any other means available. This fuels trouble. For example, the Discussion and Issues Paper by Bruce Collins QC, Chair of the Inquiry into Construction Industry Insolvency in NSW (2012) states:

The ability to price risk accurately and a commensurate ability to manage that risk, diminishes as one moves down the contracting chain (p. 8).

Collins is wrong. Logically, the least informed time in any undertaking is before the beginning of real work on the ground. Project risk cannot be priced accurately at the top of a chain, before work starts, but **can** be treated from the perspective of those valuing stability and good management, rather than from the perspective which involves crossing one's fingers for some personal or institutional return on risk before getting out of an apparently unavoidable financial mess as underwriting and related business cycles turn. The project and risk prices at the head of the contracting chain appear analogous to the scientific hypothesis before a practical experiment has been conducted. One assumes what Collins may mean is that the **amount of money** in any pool established to meet planned project costs may diminish as a result of many earlier costs which may also unexpectedly add themselves to the project contracting chains, especially in the early stages, before any real construction starts.

Collins should have said that the ability to pass on risk, rather than to manage risk, is much greater at the top of contracting chains than it is at the bottom. He points out that a large company, in trouble or not, may pay its debts to subcontractors as slowly as it likes. The need to protect current work arrangements and not damage prospects of securing future work means many subcontractors feel forced to accept this late payment and to take any further work offered to them at prices they may not agree to in other circumstances. They may also go into insolvency through no fault of their own. Collins states the Inquiry is presently of the view that 'subcontractors are not adequately protected' (p. 15). For the financial year 2011-12, the construction industry accounted for 22.1% of more than 10,000 insolvencies in Australia, with retail next, accounting for 10.2%. More than the 'elevation of the subcontractor's position above the ruck of general creditors' (p.20) is required.

The Inquiry into Construction Industry Insolvency in NSW also drew attention to the following suggestion of Craigs Coastal Landscaping Pty. Ltd. in Wollongong, for a proposed construction industry trust:

- The developer or owner has to have the funding for the project approved and money should be set aside in a trust
- A percentage amount for variations should be part of the trust arrangement
- As the builder makes claims, the owner and developer verifies that the work has been done and that payment to subcontractors and suppliers has been made before the next payment is made

The above may ideally be the structure for openly shared regional and non-profit fund and related project management, to which further work, education and certification may all be attached, as part of the contract and settlement process, to gain quality management and better outcomes. Make relations open, as this can prevent a lot of corruption cheaply.

In this context one remains hazy about expected ideal relations between any Building Management Statements, Strata Management Statements, administrative funds, sinking funds, and other ideally related insurances and levies, mandatory or not.

Chapter 3: Budgets and Levies

This chapter states that in a strata scheme 'there may also be additional costs to do with the running of the scheme such as general administration costs, fees for a managing agent, workers compensation insurance or building valuations' (p. 29). This is very vague.

The position of building manager requires more broadly effective oversight and comparison of performance. As one of the committee of an owners' corporation, one mainly asks in regard to the size of levies, 'Has our particular common been comparatively unfairly or inefficiently overgrazed and are we the sheep'? This is a key management question. Collectively and individually, however, we usually don't have the time, expertise, information, experience, interest or money to find out, as distinct from whinging over whatever upsets us.

In recommendations **3.3 and 3.6**, in regard to the estimation of the size of sinking funds, administrative funds and related levies (p. 32), in any zone largely free of any meaningful comparisons, such as an owners' corporation or its committee, it is difficult to decide whether levies are unrealistic or not. For example, the strata manager informed us that as our 18 town houses will soon be 50 years old we should seriously consider total re-roofing. The fact Australians are the richest people in the world besides the Swiss, and that nearly all the people in the world have probably never had the spare cash to replace a roof just because somebody dreamed it was about time to do so, is a worry. Getting a single leak fixed was bad enough. While the total painting of the complex was a nightmare of scaffolding, at least we could easily see and compare the huge improvement painting had made to it after. (As in removing asbestos one is assured is in the ground, having men working on roofs is high risk.)

One wonders how strata management and levies should ideally relate to rates in many shared areas such as rubbish removal and is often grateful for information provided by the City of Sydney Council in regard to gaining more sustainable and beautifully planted development which may not only be new, but necessary to employ the world well in future. Planting trees and vegetation seems a comparatively quick and cheap way to reduce the effects of climate change and to encourage many greener forms of related employment. Vegetation is often better than the perennial concrete, to reduce flood run-off and in corridors to protect vanishing wild life, planted alongside rivers, and elsewhere. Parks, trees and restorations raise values for people like us. Fences, on the other hand, may or may not matter. We also seek better ways of dealing with our common fences, trees and rubbish.

In regard to management here, at St James Court, there may be much to be said for the view that what you don't know as a resident or owner will save you time and probably not hurt you much. However, the broader ideal is having more cooperatively and openly managed competitive states (sale and purchase or rent, etc.), to reduce corruption, waste and cost from local and regional perspectives. Ideally more openly planned directions are also globally centred on cultivation and expansion of parks and related built heritage on common lands and water with bio-diverse resources. The gardens and estate have always been the mark of the cultivated life. Plan openly in the regional contexts discussed above, to create more stable and greener jobs and to cut costs. Management of rubbish is a key concern which is ideally addressed far more openly in related regional management contexts. One often feels larger interests treat us as a joke to be kept in the dark and is not impressed.

Directions in Chapter 4 on By-laws and Chapter 5 on Managing Disputes seem fine.

Thank you for the opportunity to make this submission. Yours truly, Carol O'Donnell
www.Carolodonnell.com.au

P.S. In regard to relations with China I first refer to a great talk by Martin Ferguson on the Chinese Studies Centre website, in which he discussed holistic clean energy development approaches designed by investors, consumers and planners. (What happened to the Clean and Renewable Energy White Paper, of which he speaks? I fear I totally missed it. One wonders, however, why it was not discussed at the Sydney China Business Forum 2013. Did I miss it again?)

According to the Australian Financial Review (1.10.13, News 9) Martin Ferguson now works for Kerry Stokes's Seven Group Holdings as group executive of natural resources. Seven apparently owns mining services business Westrac and is the major shareholder in Seven West Media. WesTrac is the sole Caterpillar Dealer in Western Australia, NSW, in the ACT and North-Eastern China.

This is a great position from which to implement not only clean energy directions but also related land, housing and related insurance and fund management, as discussed below. I would be grateful if you would discuss this direction with him and others. A related discussion of media direction is attached. One assumes Stephen Duckett and Kathy Eaggar at Wollongong may know a lot about this housing policy direction in relation to the management of disability.

To China Studies Centre

SYDNEY CHINA BUSINESS FORUM EVALUATION FORM: OTHER COMMENTS

Unfortunately I had to leave the forum at lunch. However, I am very grateful to have such free events. They are very important for us to understand some theoretical and practical connexions broader than the normal professional development silos and their related constraints, so regional development to serve the people may be better understood by all of us globally and locally. (Judging by their recent progress round the world, I guess the Chinese are a bit more advanced than us.)

I loved Mr Chen Min, from the China Council for the Promotion of International Trade (CCPIT), who spoke movingly about the historical importance of water in the cultural and related product and quality of life of the Chinese people. Barry Porter of Nubian Water Systems appeared able to produce a green toilet and shower block fit for purpose in a surrounding environment. I'll believe it when I see it. On the whole, however, I found the speakers rather abstract and theoretically inclined so was unsure how they were proposing to be useful, to whom and for what. Surely any project in Australia has to be justified and undertaken in regional state planning contexts. Are there any specific proposals relevant to the Sydney China Business Forum? If so why not discuss them?

I am complaining about the same lack of leadership as shown by the Administrator of the UN Development Program, Helen Clark, former NZ PM who spoke recently at Sydney Conservatorium of Music on the topic '*Sustaining the Rise of the South: Where to From Here*'. She assumed total incapacity to imagine or speak of any foreign rule of law or development inconsistent with an unspoken Anglo-sphere heritage, so said nothing new or useful about jobs, let alone green ones.

Apparently she looks to the community to provide her with ideas. Why pay for such leadership, which appears largely to mean more expensive confusion. This is not just a problem for universities. See policy discussions below and attached on planning direction, including for housing and fitness.

Feudal, patriarchal and tribal ideas naturally express each other in brotherhoods entrenched in our legal and development directions which are essentially anti-democratic. China knows so much more than us as the Chinese Communist Party led a world revolution in health. It would be a shame to go back to capitalism. Europe, Bill and Melinda Gates and the IT and movie crowd would understand. Open the work place up. This is surely what Chinese wanted in the 1970s and should want today.

Thank you very much for the opportunity to attend the Sydney China Business Forum. Secretly I felt too mad at you all to stay for lunch. I certainly wasn't going to listen to a lot of vague and lofty transport personal pitches when I have travelled on Countrylink repeatedly and read 'From Moree to Mabo: The Mary Gaudron Story'. The bloody trains are late again. Take me to the Finland Station. They are never going to fix this up. Maybe baby. I'm going home. (Women continue the fight.)

Yours truly, Carol O'Donnell,
www.Carolodonnell.com.au

Dear Treasurer, Ministers, and others

RE: PLANNING BILL (2013): TOWARDS MORE PLANNED PARKS AND HOUSING THROUGH THE LAND AND HOUSING CORPORATION (LAHC) IN FAMILY AND COMMUNITY SERVICES

OVERVIEW:

One notes recent introduction of the Planning Bill (2013) and so addresses delivery of many services surrounding management for lands and housing internationally and locally. The bill seeks to: (1) put the community first; (2) be easy to use; (3) be efficient and transparent; (4) involve residents in up-front strategic planning for their areas; (4) enable governments and councils to better plan for houses and jobs; (5) plan and deliver infrastructure alongside growth development. The coming act requires open communications and development directions, with openly shared projects on common ground. West-Connex Urban Revitalization (NSW NOW) is ideally a crucible for this new state of business. The Sydney China Business Forum is addressed in a related international context.

The glossary in the White Paper leading to the current Planning Bill (2013) stated '**strategic planning**' *'tells the story about a place, (sic.) including where it has come from, what it is like now, the vision for an area and what will need to change over time to achieve that vision. It provides structure to this story by identifying the long term goals and objectives and then determining the best approach to achieve the goals and objectives'*. **Sustainable Sydney 2030** is a plan apparently produced as a result of consultation since 2004 which involves *'the full range of economic, social and environmental issues confronting us'*. Tackling this requires many actors working openly together.

See the land and housing discussions with **Mr Antony Constantinides, A/General Manager, Assets, Land and Housing Corporation (LAHC), NSW Family and Community Services** and others outlined later below and attached discussions on land, housing and maintenance environments. I was told LAHC officers are responsible for 145,000 properties in NSW. One primarily asks the question:

How do LAHC management systems for each property reflect the right to their effective control which is necessarily related to meeting situations and environments which are often diverse?

The LAHC structure superficially appears best designed as a pivotal management force for more effective and sustainable development in this state and beyond. The Acting GM, Assets, in the LAHC, or anybody else should be able to tell us more to justify LAHC operational structures for policy directions to support all better. The ministers and media should openly inform us more clearly.

Everybody needs housing. Like health care provision, construction is a service industry. Following policy in Australian health care, work related rehabilitation and disability provision, this discussion outlines key holistic local and regional housing investment and management approaches which also appear necessary for effective state appraisal. As the US experience shows, purely market routes to service provision in health care and housing more easily fuel economic instability, inequality and cost, often via global centres like Sydney. Development opportunities presented by local council and staff and student discussions at Sydney Uni. appear later and on www.Carolodonnell.com.au. From this green development perspective, fitness is ideally linked with competence and tested in practice.

Seek discussion with State Super and others, to make land and housing practice more consistent with state planning and health service direction, which is ideally based on the holistic World Health Organization (WHO) and UN views of the region and state – including the personal state. This is discussed later in regard to open relations with councils and other service communities. ***In this context one wonders how land and marine parks are ideally valued and seeks guidance on this matter so that they are more likely to be enhanced and extended rather than destroyed in the short and longer terms. This is particularly important to prevent continuing global desertification.***

In recent history, key Australian government and industry reform has been through health and work related rehabilitation and disability insurance, superannuation legislation and related services that government has made more broadly available since the 1980s in more open partnerships. This enables planning rather than ignorant entry to price driven casinos, so that fewer children and adults

end up homeless and impoverished by natural disaster, violence, desertion, business failure, illness or accident or death. ***Consider how these safety net aspects of taxation, insurance and levies are ideally also related to gaining more competitive production through data gathering according to classifications of the Australian and New Zealand Standard Industrial Classification (ANZSIC).***

From this perspective, one also wonders if managers in LAHC or other portfolios, or in the Australian Local Government Association (ALGA), the Business Council of Australia (BCA), or universities would openly cooperate with the UN Advisors Group on Inclusive Financial Sectors Key Messages for Governments, Regulators, Development Partners and the Private Sector. If not why not?

INTERNATIONAL DIRECTION IDEALLY LINKING TOPS AND BOTTOMS: THE SYDNEY CHINA BUSINESS FORUM AND THE MUTUAL VALUATION OF PARKS, GREEN TOILET BLOCKS AND STOVES

Election material stated the key Commonwealth election goals as being 'A Stronger 5-Pillar Economy', ideally created by more jobs building on Australian strengths in 'Mining, Agriculture, Services, Education and Manufacturing'. The government promised two million new jobs with 'less taxes, less regulation and real support for Small Business'. Many local businesses may embrace this more open communications direction, starting ideally from their unique positions on common ground, not from top-down planning which does not address a specific locality and case well. From this perspective a 'duty of care' is not a tick the box exercise to retard operation but a new way of thinking about it. This is discussed later in regard to common concepts of place, land and building.

When I was young, Australians walked into jobs at will and could change them easily, especially the men. Today young people are forced to go into debt for outrageous amounts of money spent on an education which is highly unlikely to get them the secure and glamorous future to which they have been encouraged to feel they are entitled. Meanwhile, because Australia is lucky and comparatively well managed by government, old people with houses can rent or sell them to overseas investors at continually rising rates. Old people will soon be a gigantic drain on the public purse through health care costs and do not even have the right to manage their own death, to pass on their body parts to other people or zoo animals as they wish. As an old woman, let me tell you how much I hate the Catholic church (with the exception of Father Paul and the others at St James around the corner.)

However, the aim is to reduce housing costs without developing the concrete jungle investors have wanted for the city since the 1970s when a Los Angeles style freeway coming through was successfully fought by Green Bans. I asked the Sydney China Business Forum, 'How do you value parks?' I did not mean what they meant by the term, as they think of giant technology and related manufacturing installations. A man suggested that parks (birds, trees, etc.) be treated as project externalities, which seemed a good idea for keeping control of any project and for holding related investments in the public interest. This involves management openness as the only way to get trust and knowledge. In the absence of actuarial data or good information on a particular ground and surroundings, one might see risks of destruction as being as little or as great as one liked I guess. On the other hand we are all going to die soon. (That's a fact, Jack. Deal with it openly to suit us all.)

Thank you for our beautiful parks, gardens and birds which as Australians we passionately love to see every day we awake. This is a related parks, small business and housing policy direction which particularly values the green toilet, as the other end of the feeding process, which we all know most about. As a woman, travelling or not, I guess one thinks more of the toilet than men, unless they are a plumber, when they may keep it to themselves. However, a friend in construction once pointed out that if a man can build a green toilet (two toilets, hot shower, basin and a light) he can go on and build a green house. At the Sydney China Business Forum, Barry Porter, CEO of Nubian Water

Systems, an Australian owned company, might bring such multi-skilled and tailored solutions openly. The piddling little competitive effort is otherwise pointless and so are many rigidly related trade and occupational restrictions. (As a former public servant one naturally thinks more broadly.)

One recalls reading a spokesman saying the Chinese government could only do something very big. Discuss diverse energy mix with Gina McCarthy, Administrator of the US Environmental Protection Authority because the US favours national energy protection, cleaner energy and needs to turn greener too. I read that Hilary Clinton has discussed production of environmentally friendly cooking stoves and fuels in village life with Chinese government representatives. Where is this matter now?

One speaks as a woman who has always loved Chinese flower and bird paintings of the Ming and Qing Dynasties and other paintings from nature much more than the Western artistic tradition of seemingly endless Virgins with children and related battlers. Bring me 100 views of Mt Fuji or Margarets Preston or Olley. At the Sydney China Business Forum, Mr Chen Min, from the China Council for the Promotion of International Trade (CCPIT), the largest institution for the promotion of trade and investment in China, also spoke movingly about the Chinese people's love of water and the beautiful symbols of its ideal productive purity, reflected in centuries of produce, poetry, art and construction. Appreciation of nature is a key sign of a richer and more cultivated interior life we all want as adults. We destroy the chance for those tearing themselves up to put food on the table.

Barry Porter pointed out that personal water consumption goes up 300% when one enters the global middle class. Life can never be too clean for the Westernised woman or in Japan. I guess having had atomic bombs dropped on two major cities concentrates the mind. Women tourists in Africa may wash their long hair every day with shampoo and conditioner in long hot showers in or outside game parks. Local people may often make a living by gathering wood and burning it every day for animal tourists' hot showers. Tourists are the biggest hard currency earners for some African countries. For anybody who cares about productive education, making green toilets should be big bang for buck yet endless discussion of global warming science and markets appears largely to be the only game in town. One hears Chinese scientists are agnostic on whether global warming is caused by humans. Like many, I am not qualified to enter this or any other scientific debate, but have watched deserts extended all over the world since childhood in the Queensland bush, work in Nigeria, as a tourist etc.

On behalf of all those in the northern hemisphere secretly wishing for longer summers and more common sense, this is a plea for everybody to shut up about climate change carbon markets and to focus on global desertification, the greater, more immediate threat to quality of life for current and future generations. Concentrating on toilets, as some giant Japanese hotels have done in water wasteful and mysterious ways, is also a way to begin to understand the construction and related manufacturing industries and their drivers from the top to the bottom. Nothing goes anywhere without construction and its related trades, which travel the world, some learning all the way what would be impossible in politer, more protected quarters. If concerned about rural and urban quality of life and job protection the green toilet block is Project No. 1 as it can connect so many of the most controlling forces in and outside the army in so many powerfully productive ways. Without them nothing turns green as much as it becomes another secret way of making money. Think of Enron.

This is therefore an open and direct action approach to corruption, like the PM discussed in regard to climate change, because the commercial in confidence behaviours expected in traditional markets and their newer, fancier operations may not work effectively or cheaply to bring healthy outcomes for some, or in their related environments. This is obvious comparing US market driven health service outcomes with those in any OECD country where government took over direction of markets. Through popular support for guns, those in the US also murder each other at hugely higher rates

than anywhere else in the OECD and call it protection. This common theoretical territory is too repugnant and dangerous to enter. The development of more effectively and equitably planned and delivered green and affordable housing is discussed in related urban and regional contexts later, ideally led by the Land and Housing Commission (LAHC), superannuation and other funds. In contrast lawyers may argue forever if paying more than usual is a sign of extra service or corruption.

From this perspective one rejects the increasingly common financial concept of *ecosystem services*, as *'the non-market benefits we derive from nature'*. This too easily suggests humans are in a trading relationship with nature and the latter accordingly will serve us in many untapped ways which can and should be given a value, purely as price. To see untapped nature as providing services to people is anthropomorphic, confused and confusing. It encourages a view that 'invisible hands' of markets have nobody attached and may be reduced to price. This easily sets the stage for more environment destruction by larger players in fishing, where I've heard it most discussed. (Numbers do the work?)

PURELY MARKET DRIVEN WAYS OF HOUSING ARE COSTLY FUELS FOR ECONOMIC INSTABILITY

One notes that at a recent ALGA Conference, representing 560 councils across Australia the first strategic priority was *'Strengthening local finance'*. This is not surprising given how much public money councils lost in what ratings agencies told them were safe investments before the global financial crisis showed they were not. Don't face this lying financial rubbish again. The ALGA website claims local government revenue comes from three main sources – taxation (rates); user charges and grants from Federal and state/territory governments. Rates account for about 38% of total revenue and is the only tax levied by local government. Rates represent around 3% of about 260 taxes in Australia. Working openly on common ground appears an obvious way of cutting red tape. Red tape does not like to be cut, sometimes for good reason. Debate good management in the open. Reporting of industrial relations matters should also put a management case based on public interest. As voters we are workers, customers, providers, consumers, employers and investors now.

I recently received an invitation from LJHooker Glebe to sell my town-house, which also asked the question *'How much TRUE EQUITY do you have in your property?'* As I don't owe any lenders I guessed I have the lot, but this ignores the implications of the fact that I live under strata title. God know what they are. I retired shortly before the global financial crash in 2008. The crash was fuelled by a lot of US housing debt. After UniSuper lost so much of my retirement capital almost overnight, I closed my account and used the money in a loan to my daughter and her partner to help them buy a house. The comparative Australian and US experiences of health policy and care provision indicate that the Australian services route has been healthier, cheaper, more equitable and accessible than the US route, which highly privileges the market based provision of services. A related case should be made for housing. This is ideally taken up with State Super, which provides retirement pensions.

The last global financial crash showed that for the healthy and democratic planning purposes of more sustainable development, more jobs, and better services for current and future generations, the dominant theoretical view of trading, which ideally drives purely on price, with growing lies and ignorance about continuing returns on investment, has fuelled inequality rather than the reverse. It has also fuelled global desertification which there appears to be no effective mechanism to address. In this context, when money men talk about transparency one always wonders what they mean.

Baby boomers with superannuation would appear crazy to go back to business as usual with financial planners who can so easily lose an old person's capital fast. Watching others playing Russian roulette with their life savings should be unlikely to appeal to large numbers of the old and vaguely numerically competent, as distinct from the trusting. State Super provides pensions and

thus appears in a logical position to invest funds in planned, stable, mixed housing. By using the term 'mixed' one does not seek to imply that every development should have a requisite quota of the various minority groups listed under the spreading lawyers picnics of anti-discrimination acts. Neither should one be assumed to speak for 50% of the population, or their interests, if a woman. Give all a go at input to a question and then decide what makes most sense and point out why. One thought this is what leaders are supposed to do and why we are disappointed in Helen Clark, Chief Administrator of the UN Development Program (UNDP), discussed later. Sort her out on the lot.

In the Sydney Morning Herald (12-13.10.13, News 12) Baird pointed out that Australians and Swiss are now the richest people on the planet according to the Credit Suisse 2013 Global Wealth Report and that in the former case this has been '*almost entirely driven by the fact that property prices have risen here, while they have slumped in the US and Europe*'. Baird should have made the related point that the older we are the more likely we are to be purchasing or to own our own homes outright and that property (where one can kick the bricks) is the most frequent investment by people after their own homes. I bet when we buy and sell property at any time, we are also doing so primarily for family or other private, emotional or work-related reasons, and not overwhelmingly in the hope of financial gain through sale or purchase dictated by a price and its estimated market direction. To read financial and related journalists discussion of housing, one would think that normal Australian behaviour and housing purchase desire is stupidly thoughtless. I bet it is not. It shows a sensible lack of trust in all the lying men running the markets to benefit themselves in secret while their wives tell everybody to shut up and stop being rude. Not a day goes by, however, when I don't compare myself to Virginia Woolf and get congratulations for being better by three storeys.

PLAN AND STRUCTURE HOUSING CONSIDERING THE AUSTRALIAN HEALTH CARE MODEL

The WestConnex upgrading and revitalising of Parramatta Road needs local and small business direction with many openly shared rather than adversarial business approaches. These should also seek to correct perceptions all round in the light of more openly and broadly gathered information. The aim is to promote trust which cannot be bought. Information is the best way.

The aim is to avoid becoming part of more expensively growing concrete jungles, helping spread desertification outside the giant hotel or mall or gated concrete. When men who count say '**green parks**' they are thinking, as one learned, of giant manufacturing facilities. You can bet they do not consider any vegetation, except on the roof if pushed. As Lord Mayor Clover Moore says, 'Stay on your bike' no matter how often they try to knock you off. This is a planned community and small business development direction, ideally driven in parks (birds, trees, water, etc.) and LAHC housing.

West-Connex plans are viewed in openly shared and related local contexts, as living locally greener and safer is nicer, healthier and cheaper. It is vital to ensure the advent of migrants, tourists, etc. is a blessing and not a curse. Start caring for parks and open spaces where people enjoy themselves, which is the reverse of wiping them out for newer commercial and residential construction. One wonders what the BCA think about related discussions being properly open. This includes actions capable of being explained to other people, preferably whoever they are, in any regional case.

From this duty of care and protective view, people may sometimes appear more like plagues, rather than too rare for business success. This questions the apparently central propositions of the Business Council of Australia and the Catholic Church, which are that business and God need endless supplies of consumers and producers (babies) pumped out above all else. Chinese and Australian governments managed their populations to bring health and avoid instability and poverty problems. If planning does not focus on parks and water quality more desertification seems certain as the poor

in an increasingly stripped and spreading village area see surplus children go off to an urban slum. Wealthy women have clearly voted to have far fewer children. All women need this option most.

The BCA stated the point of its recent Action Plan for Enduring Prosperity is *'to square up to Australia's economic reform task in a coherent way with a particular focus to drive productivity and competitiveness. It is about identifying and articulating how we can actually progress reform (2013, p. 144)'*. The BCA brings together the chief executives of more than 100 of Australia's leading companies, *'whose vision is for Australia to be the best place in the world in which to 'live, learn, work and do business' (p. 1)*. One needs to try to understand actual and ideal relations between all levels of government, large and small businesses, and related communities in order to also discuss concrete, domestic or any other reform effectively. (By a cruel twist of fate, the Museum of Concrete was closed when I was in San Sebastian, historic home of Jesuits around the world, and wished to see it. For the rights of women, the Catholic churches have been a nightmare. What are they doing?)

The provision of housing is a service ideally designed and delivered more like health care, with open public/private/ voluntary partnerships. The ideally related directions of Medicare policy in health care and also in private health insurance have provided treatments in government or private facilities, at the appropriately managed rates for all Australians. Service types depend on health and related service needs and on added demand, with related data gathered from public and private facilities, from national perspectives. This gains more comparative understanding and control of health service management outcomes and costs. To avoid corruption and cost in West-Connex management must open up. Land or housing improvement is a way to begin opening up. The Treasurer will no doubt remember the government sale of the waste management business WSN when he was in opposition. This is discussed attached as a horrible example of lawyers operation. If anyone wants to know how stupid red tape proliferates, read about WSN and marvel in horror.

It seems many LAHC property, tenant and community concerns, including the National Disability Insurance Scheme (NDIS), could be better managed with ***a manager for each LAHC property***, to liaise, for example, with real estate agents and strata managers who are responsible for managing the property affairs of many of those living under strata title, with the assistance of a body corporate executive. (I am a member at St James Court). The ideal is also having more cooperatively and openly managed competitive states (sale and purchase or rent, etc.) to reduce corruption, waste and cost from local and regional perspectives. Ideally directions are openly and globally centred on cultivation and expansion of parks and their related built heritage on common lands and water with bio-diverse resources. The gardens and estate have always been the mark of the cultivated life.

From this perspective, which is ideally based on the community attainment of openly shared and managed aims for funds related to land and property, ***one wonders if tenants in LAHC properties can ever buy a property, and if those who are not on social security or related benefits are able to buy or rent in a LAHC building. This opportunity superficially seems an appropriate additional trigger of government and/or private sector support, so that funds may also be cost-effectively moved on to support new low-cost, well planned construction, rather than urban sprawl. For providing jobs, the importance of green and local approaches is also addressed below. Local experience of development suggests the community values parks and open spaces above all.***

Sustainable development ideally follows in naturally related regional contexts where a person is increasingly known in their environment, like other living creatures. ***Current development of the person controlled electronic personal health record is a related administrative step in broader understanding. This is also related to disability management with the persons on the ground. This may often be conceptualised as like becoming old. This seems likely to require administrative***

broad-banding of many related services which may be provided by very diverse actors, specialist or not. Focus on the individual driving is crucial for the National Disability Insurance Scheme (NDIS).

This broad-banded approach to diverse service provision and management may be contrasted with the medical and related specialist concern about making some more narrowly specific diagnosis and prescription, which may be impossible to do with good results. This is partly because of patient omissions and practitioner ignorance of a person's history or surroundings. Such questions relate to effective management of disability at home and elsewhere and to design and administration of fund investment in the public interest, including the NDIS. ***As a State Super Pension Newsletter points out (2013) the great killers are obesity, alcohol, smoking and lack of exercise. Pills are no solution. The concept of fitness in relation to competency tested in situ is addressed at Sydney Uni. later.***

The State Super Pension Newsletter states the trustee corporation has written to each university to obtain agreement to a funding plan for additional employer contributions. The Commonwealth and NSW governments are also negotiating over each government share of the superannuation funding required from the universities. ***Explore open housing and related investment, research, teaching and student and community service directions in the light of the Sydney Uni Strategic Plan, bequests, and the staff enterprise bargaining agreement (EBA). Explain the EBA direction to us.***

On 2.10.13, at Sydney Town Hall, Lord Mayor, Clover Moore, keynote speaker at the Australian Local Government Association (ALGA), a federation of state and territory local government associations, pointed out that when 63 municipalities from across NSW formed the first local government association just over 150 years ago, they resolved that it would '*watch over and protect the interests, rights and privileges of municipal associations*'. I guess this was also to be done on behalf of the Crown, which when I commenced work in the NSW public service in the 1980s was immune from much of the normal prosecution for safety and related breaches, before it sought to engage in major health and work insurance reform. Ideally this now leads to good design and delivery of the NDIS and related fitness and social services. Moore said reform of local government must begin with the recognition that the 'three Rs' of ***roads, rates, and rubbish*** are a limited aspect of the fundamental council role *which is about creating attractive, prosperous, healthy and safe communities; places where people want to live, work and do business*'. ***Give the plan Sustainable Sydney 2030 a go and also discuss any apparently exceptional cases in the open so that people may learn from them.***

From this perspective, many traditional approaches to industry research and development, which typically involve large tax concessions at the top end of markets and submissions based models of funding lower down are inequitable, wasteful and poorly targeted. The book *Caring for Australia's Children: Political and Industrial Issues in Child Care* (Brennan and O'Donnell, 1986) showed that unless local councils became involved in more openly planned approaches, community funding via the submissions model delivered child care places slowly, to richer groups and where children were fewest. In the public service, time spent fighting over budget allocations is often wasted as budgets remain unspent. ***The Productivity Commission had good recommendations in its Inquiry into Rural Research and Development. Strategic Plans are ideally considered in related regional contexts.***

Understanding how a broad range of biological and related material wastes may be used better, rather than simply reduced, is today a vital aspect of achieving more sustainable regional management and production. The City of Sydney Council concept of the Zero Waste Coordinator, can give just a one sided impression. How things get done by government and business is a complete mystery to most of us, with highly guarded sets of trade secrets doing nothing to engender trust. Develop joint understanding in current community discussions on land, housing, waste

management and related directions. Openness and reason rather than rules avoid possible corruption, misuse of funds and waste. Lawyers traffic in rules. Keeping secrets is their business.

Clear organisational website content related to goals, undertakings and accountabilities, with effective ways for making personal contact should also exist in business, as is the case in the availability of politicians to the public. Without such open customer and community contexts, questionnaires often seem to indicate closed, authoritarian, narrow minds, with the view that trust is bought and driven. Australian Bureau of Statistics products, however, often appear very useful.

OPENLY TREAT MATTERS WITHOUT ANGLOSPHERE LAWYERS OR DROWN IN THEIR RED TAPE AND COST: (DOCUMENTARY MEDIA ARE IDEALLY THE GREATEST DEMOCRATIC JEWELS WE HAVE)

Approaches to housing or any related matters ideally should be consistent with the UN definition of community which is:

- a. a group of people with common interests who interact with each other on a regular basis; and/or
- b. a geographical, social or administrative unit (ILO, UNESCO and WHO on community based rehabilitation, 1994)

Standing on common ground from global, local and regional development perspectives ideally may involve historical approaches to borders which may not be legal from narrower Anglo-sphere perspectives. From any of these states and their surrounding environments, demonstrable competence ideally counts rather than certification. Film test is often an ideal witness.

The National Health and Medical Research Council understands the importance of the WHO Declaration of Alma-Ata direction, which takes a regionally based, holistic (i.e. global) view of development in which primary health care *'involves, in addition to the health sector, all related sectors and aspects of community development, in particular agriculture, animal husbandry, food, industry, education, housing, public works, communications and other sectors; and demands the coordinated efforts of all those sectors'*. From this perspective, drugs cannot often compensate for lack of key life experiences and to ignore this is liable to be dangerous and expensive for everyone. The concepts of **fitness, learning and practice, not physiology**, appear as the primary health drivers.

Ideally, one starts with a view the Australian people have the right to parks, as all else springs from this - the view of life from the commons. Before the lands were partly enclosed by some to better extract their value, there were only the commons, as nomadic people and peasants often observed alike. (*Le terroir* and the noble rot, etc.) A historical view of development starting with the **common or commons**, is not to be confused with the **common view** of life or anything else, as the latter **common is** primarily a statistical and numerical concept, often applied to groups of people, their production, its exchange and distribution. The former view of the **common or commons**, is a broader geographical, cultural and political concept of shared or fenced lands and resources, which includes those fleeing from the combination of deserts, slums and wars which are the legacy of feudal and tribal brotherhoods. Without the former view, society is the sum of those who make it up by entry into markets and 'civil' society, as Thatcher intended. (The rest saw a poll tax was nuts.)

This grounded view of commons is designed to anchor all theoretical views and related statistical approaches more holistically, (which means globally and to the state, composed of land, water, air and their natural resources, including funds, people and traded goods). This is deemed necessary to undertake social, scientific or related statistical analyses more effectively and fairly in the interests

of current and future generations. This has implications for the design of management and research to support quality of life and national competition policy, as discussed by Hilmer (1993) and others.

The holistic state analysis may also be generated in personal expression which questions a narrower, traditional, legally or otherwise institutionally or occupationally received one. One speaks, for example, of the '**common sense**' of Australian or other people, ideally grounded wisely in the reality of experience on earth, as distinct from focusing on God or the related theoretical proposition, legal or not. From this perspective on the common, we seek to be of the people and place, as distinct, for example from following US financial drivers or '**the reasonable man**' of English law, also legally famous as '*the man on the Clapham omnibus*'. This is a legal joke as Clapham Common is a place in London converted to parkland under the Metropolitan Commons Act 1878. (Ya gotta love Google!)

Do not tell us, either, we read Marx, Freud, Weber, Foucault, Bourdieu, Habermas or the European rest for nothing. From this perspective, the concept of health is ideally about fitness to perform and about demonstrated competence in situ, as distinct from entry to the closed halls of some supposed elite, becoming increasingly common. Otherwise 'healthy living' will also rest increasingly on measures of physiological divergence from supposed organic norms, as narrowly and professionally defined in physiological screenings and samplings, to pacify an increasingly wide group of people with an increasingly wide variety of legal drugs. These may be harmful because of their unintended consequences as well as costly. To a man with only a hammer, everything looks like a nail. They often see what they want, (like high cholesterol), then prescribe. As an old woman these people terrify me. I wouldn't go near them ever without symptoms because once they give you their diagnosis, they become the heroes if you don't die. Freedom is being doomed to look after oneself.

Being old one also remembers when boys were often caned at school and most started working to earn money and independence very young. One fears the current medicalization of life, with so many routinely being legally drugged on very shaky medical diagnosis, especially if they are in pain or hard to shut up and control. One would not like to see the medical and related physiological models of behaviour driving pharmaceutical manufacturing in a manner reminiscent of the sale of vodka in the Russian state. Don't make so many young people feel routinely bad about their schooling abilities for so long when it is often the case that practical work is more useful in learning. (As a child traditionally brought up to marriage, however, I have deeply loved my education best.)

From the public perspective, the ideological drivers should be contrasted with more openly and honestly derived ones, in the sense that the former may more often reflect occupational or related pursuit of market closures and control, posing as disinterested, or noblesse oblige. Encouraging mass screening and drug subsidy does not have to be justified in the same terms as government handouts to the car industry or for the killing machines misleadingly called 'defence'. However, from the common perspective of women, their legal fellow travellers and others who privilege the amnesiac and blindly polite as living only one step down from spreading monogamous family bliss, one wonders will we officially next be just beings with diagnoses and drugs, which are also a secret?

From many related anti-discrimination perspectives, '*offensive behaviour*' seems clear enough as a description but labelling people '*abusive*' and '*racist*' in law courts appears to be just asking for more trouble. (I still suits me and reject this risk. Fuck the lot of you. Will you blaspheme with me sisters?) One speaks here mainly as Chomsky's universal grandma, shocked by a recent claim in an article entitled 'The realities of Violence', by Behrens and King in the Sydney Uni student magazine *Honi Soit*. They claim '**Abusive behaviours**' include '**withholding money and other basic necessities**'. If such 'abusive' acts take place between younger adults without dependent children, they must surely be kidding. I'm not surprised they've had trouble. They should go their separate ways.

Fitness and adulthood for individuals are usually defined ideally by what one brings to any table in some joint contribution and by what we are being trusted by others to do. From this view a child is mainly being assisted to grow up and take responsibility for herself. To reform anything one should first try to understand it and where one wants to go with it. Open this discussion up, as many women have perhaps tried to do with men, or not, usually labouring under huge difficulty and the male traditions of preferring to be mute on anything that matters. The point of anti-discrimination acts is that we should have the right to live and speak openly and we may also be shown to be wrong. These are crucially important matters for learning which must give recognition to money.

Many problems of professional control and trust have come with the legal and related professional desire to blur the differences between unwanted behaviour that is verbal on one hand, or physically damaging on the other, while they prefer to traffic in the former, glossing over money. Language and figures are symbols related to other forms of action, thoughtfully organized in the public interest or not. Remembering this is vital for all market and related state reform based on the relatively new idea historically that calling a person a Jew or homosexual is not a cause for a defamation case.

The legal system has long demanded or encouraged us to remain confused and/or silent on many matters which may nevertheless appear, clearly or not, as linked affairs of state for any particular individual and those held closest. A holistic view, it seems, comes only as the authorial stuff of plays, novels, etc. which are easily denigrated from more narrowly blinkered or authoritarian views. Such is our lot. From any global or urban perspective on the rule of law, however, this may also appear an example of the institutionalised racism of the Anglo-sphere. Some from the SBS and others wanted to avoid institutionalised racism at a recent public Forum on Racism at Sydney Uni. However, if offensive speech may be punished by the law as racist, can we only take refuge in disability next?

In any community, force may first come naturally with want. Finding stability and peace ideally first involves developing and enhancing parks and other open safe spaces, which include continuing discussion of criminal, offensive, abusive, racist, unfair or discriminatory behaviour, to distinguish the nature and effects of speech and other action on home or other grounds. Language should often be taken as a useful expression of a personal and/or comparatively narrowly expert feeling, rather than as an expression of some broader and holistic truth, which may be hidden from us or from which we may also have hid. From this perspective we learn and use capacity or lose it. The lawyer's speech, however, is held up in feudal alliances and related theoretical relations which fetter the rest. In this context, the SBS program 'Insight' with Jenny Brockie is a great TV approach to addressing linked community concerns. One sees more on how key affected people may view a matter and be affected by it than one otherwise might, closeted in one's narrower surroundings.

HELP LEAD IN HEALTH AND HOUSING WITH PARKS AND FITNESS

Parks, heights, cars, trees, rates and rubbish are central to the pleasure and protection of current and future generations, as open discussions on the Harold Park development and the commons in Glebe showed at early and large open meetings on the development. At one, all those attending indicated by a show of hands that retaining and extending open space was their most important priority. At a gut level we rejoice in the place and the natural beauty of parks and related open spaces in community lives. We speak from urban centres endowed with lovely parks, like London or Sydney, or in ideally related rural environments. We want to know how to protect and extend them so also to know how they are costed. Never forget marine parks or fishing. The Victorian Tourist Board promotion featuring 'La Mer' held one rapt and in tears on the couch. In their unique ways, surely all Australians love and recall the beach and bush, in modes more relaxed than work, perhaps.

Take up the related fitness and educational directions, by addressing Alex Gill's article in Honi Soit, **'Sydney Uni Sport and Fitness should be ours'**. On behalf of whom could such a person honestly be said to speak, or act? Sydney Uni and student union information technology systems appear highly dysfunctional for putting together those inside the institution and outside it who may regularly be seeking particular kinds of workers or work or homes or cars for empty garages and related money.

It often seems to the outsider that nobody at Sydney Uni. is in charge of a coordinated and timely response to queries for any particular society or club, let alone for relating effectively to any wider student, staff or other community of interest. Bad management is a waste of money, whoever thinks they own or should own a bigger pot of it at any particular short or long time they are passing through. One might see the common situation as being a sign of institutionalised racism, sexism, industrial matters, or worse and fix it by considering staff, student and other communications together in the light of planned and co-ordinated regional and strategic directions. This approach seems more scientific and fairer than thou but also more sensibly, broadly and cheaply commercial.

Universities remain essentially feudally structured national institutions with an international reach, ideally looking after the present in the light of past and future goals. Their collegiate cultures act like knights around many theoretical tables, pushed off the public purse into the markets to try to land more catches. These ancient institutions now span global territory. Students who face continually extending and expensive theoretical exposures could often do with a lot more practical experience and paid work of a kind which seems more productive for us all outside the charmed circles. This is ideally discussed in regard to experience at Sydney Uni. and with its information systems, as well as in regard to the career, job and related training structures for LAHC or other institutions. These are not established effectively to support any community search for housing, jobs, transport, or workers of the most useful kind and related money. The restricted professional peer to peer discussion of students is often dysfunctional and closed. **How might government and business directions help?**

Discussion of industrial affairs involving the Community and Public Sector Union (CPSU) and the National Tertiary Education Union (NTEU) causing strikes at Sydney Uni. traditionally appears moronic. See for example Nick Rowbotham's article 'CPSU strikes off on its own in EBA negotiations' in the student newspaper 'Honi Soit'. What is this about in terms of the relationships of any EBA to the strategic direction of the university? Grow up and tell us. The proposed EBA apparently includes a 14.5% wage increase which the CPSU states may not keep up with inflation. On SBS TV, PBS NewsHour stated the average US college costs rose 2.9% last year, much higher than inflation. Federal aid cannot keep chasing prices. Things must be done differently. Are there no leaders in the community of scholars who might enlighten us clearly in management terms? For people with so much freedom to speak out one finds academics rarely stray from the views of close colleagues who typically appear less interested in facing, explaining or finding solutions to any problems than in more funds for research. Investigative journalists may perhaps find this contemptible. I find I often do.

As UN members have recognized for years in the case of dangerous goods such as petrol, mercury, arsenic, etc., the regionally coordinated planning, treatment and transport of bodies (or body parts) and of biological and other manufactured wastes, are central to living the good life, along with plenty of historic parks, institutions, jobs and communication, including education and enjoyment. The appalling practices of the last NSW government in regard to the sale of the waste management lands and facilities (WSN) is addressed later and attached. (Tell Bob Carr uncanniness my foot.)

Yours truly,

Carol O'Donnell,

Dear Mr Constantinides (Others also for action)

MANAGEMENT OF LAND AND HOUSING CORPORATION (LAHC) PROPERTIES AND RELATED LANDS FOR FAMILY AND COMMUNITY SERVICES

How do LAHC management systems for each property reflect the right to their effective control which is also necessarily related to meeting situations and environments which are often diverse?

Thank you for writing to tell me (REF. HOG 13/71157 undated) that the broken window at the Land and Housing Corporation (LAHC) property at 162 Glebe Point Road, neighbouring our property at St James Court, would be fixed by Friday 4.10.13. As a neighbour I was pleased when this maintenance of the LAHC property occurred at my request. From my balcony I now have a pleasant view of trees through your property windows. One hopes to see more jacarandas flower on the other side soon.

I was happy to hear from you that maintenance concerns regarding LAHC properties will be promptly addressed if reported to the Housing NSW Contact Centre on 1300 468 746, 24 hours per day and 7 days per week. One wonders, however, how jobs are prioritized for action, given a finite LAHC maintenance budget. This is addressed later in the context of government land, housing, waste, health and disability services direction and related planning, management and funding.

Prior to your letter, I had also received an email (19.8.13) from Mark Byrne, LAHC Regional Asset Director, stating he has arranged for a LAHC officer to liaise with the strata manager of this, the neighbouring property, to discuss the damage being caused by a tree to a common fence. ***One naturally writes this letter for their attention and for anyone else who should hear these views pointing out the holistic local approaches which are also necessary for any related state appraisal.***

In his email, Mr Byrne apologized for my earlier experience on the body corporate executive of St James Court, which was of spending years vainly trying to find a manager for the LAHC property at 162 Glebe Pt. Road, in order to discuss management of our common fences and trees. This was unsuccessful until I saw two huge trees on the LAHC property cut down without warning, and so suddenly destroying much beauty and privacy of my home and surroundings. The experience made me keenly aware of how great bitterness between neighbours may be created inadvertently by remote and unavailable management, like the earlier management of the relevant LAHC property. I felt like a bird living in tree tops that were suddenly cut down. I'd tried to find a manager for years.

One assumes LAHC tenants do not pay strata levies towards the management and maintenance costs of the properties they live in. However, Glebe has always been a mixed suburb, and if governments are committed to mixed social arrangements, whatever they are, it seems unreasonable to deny many of those who wish to do so the opportunity to purchase their homes, as many people living under strata title are doing, via the usual bank or private loans, etc. etc. This also appears to be a good model for land and housing development spearheaded by LAHC.

The following discussion of land and housing direction locally and regionally is for management attention. One questions where LAHC and other organizations may be going, to assist us all in better regional services provision and effective fund management. To improve on many of our current practices shouldn't be hard. Related views based on regional knowledge and historical experience, from global to local, are in attached discussions of waste management and clean energy.

Surely each LAHC property should have a specified manager, (like a strata manager or a high school principal) to bring about more broadly and reasonably informed approaches to service?

Having seen the erection of some Hills Hoists at 162 Glebe Pt. Road, one now wonders how LAHC views the broader potential for jointly funded footpath gardening, solar energy, waste management or other neighbourhood generated projects, undertaken with areas of government, whether local, state or federal, and/or small business and the voluntary sector. Because St James Court is surrounded by many neighbours, including LAHC housing, one undertakes the following discussion for consideration in the light of any joint potential for sustainable action on common blocks. This is not to imply everybody in a particular area must be involved. Ideally this is open voluntary action.

I understand LAHC officers are responsible for 145,000 properties in NSW. The potential of this huge service reach to be harnessed to support more sustainable development is discussed briefly below, in total ignorance of current LAHC practice. Nevertheless, one wonders how all properties could be managed better to meet all resident, government, business or other institutional and community goals which are seldom just commercial. Many matters related to common concerns as neighbours are thus addressed below for your attention, commencing with our common lots. The aim is to know what those around us are doing by openly and freely sharing ideals, aims, actions, outcomes and feelings, as we appear destined to be yoked together. (New idea for blokes and lawyers.)

The case for treating borders without lawyers is less an invitation to a lot of waffle, than to state a public interest based or partial case, in the light of state direction. The written word is usually more reliable, less ephemeral, held more easily and loosely accountable, and far more deeply studied and thought provoking than speech. The writer may also explain a technological or other skill under its direction. Leadership without lawyers is also necessary to understand what is and what should be happening in the national, institutional and related common situational interests, which commonly also refer to some ideal state on variable grounds. This is the state in which science, information, entertainment and other services should proceed, as honestly and openly as possible or we are lost.

Do not make up categories and numbers lightly as those driven by lawyers often do in part because the laws they traffic in most have no aims or definitions. Historically, the national interest has ideally involved and been driven by related institutional and personal approaches to rights and duties on the ground, rather than just by many secretly controlling market and state technological powers, wrongly taking commercial in confidence principles and the marriage bed for granted. This is an ideal questioning direction for future media development to produce more openly informed relations. This fourth estate is vital for democratic development, in contrast to all feudally closed occupational pursuits and studies, whether purely commercial or not. They must think us stupid.

In our ideally linked local and regional contexts, one often wonders about the related management and maintenance of our locally common lands and property like trees, fences, drains, energy, transport and waste. Council's Zero Waste Coordinator is hardly a green position theoretically and commercially where it counts. ('Where there's muck there's brass', as they say in England.) Neither is there a reason why a fence should naturally gain priority over a tree, which seems to be a common man's perception. Our experience at St James Court was that for years poor plumbers, constantly called onto the premises, blamed unknown trees for blockages and implied a need to destroy many of them. After closer analysis of plumbing performance we changed plumbers, with far fewer calls out to the property and far less cost. There is no substitute for effectively linked investigative approaches between the office and the ground to manage services better, contain cost and learn.

We must think globally and act openly while managing our joint concerns and interests

Secrecy creates distrust which makes corruption impossible to discover and inhibits sustainable development. For example, from better planned land and investment management perspectives,

the '*WSN Environmental Solutions Request for Expressions of Interest*' (sic. EOI), a document prepared for the NSW government sale of the waste management business WSN, by UBS Investment Bank for Treasury in 2010, appears to be more like an example of confusing, stupid, serious and substantial waste or corruption. But how could one ever find out more let alone prove or disprove anything? Try it by email first before going to the fourth estate. Like the state opposition leader, perhaps, we have no faith in lawyers and would not waste the money. Media gives broader and better bang for buck in documentation and discovery than lawyers wielding long outdated laws.

In May 2010, on seeing the newspaper advertisement for expressions of interest in WSN, I wrote the attached complaint from the perspective of the householder, business and government to point out regulatory problems in the documents prepared by UBS and Gilbert and Tobin for NSW Treasury. The so-called Probity Officer, one more idiot legal gatekeeper, did not even reply to my complaints and nor did Treasury. My first question of many in the attached analysis was:

1. Why did Treasury use UBS and Gilbert and Tobin in an approach to the sale of WSN which is demonstrably wrong, intensely limiting and expensive for Respondents and taxpayers alike and which also seems determined to keep everybody ignorant on crucial matters for the future of NSW?

Destruction, waste and building go together, as part of old feudal cycles naturally fuelled by market expectations and adversarial or supporting job practice, secret or not. This broadens and specialises over time, with government support and with many related legal and commercial in confidence privileges and lies which pose as good for us. To avoid further corruption or the appearance of it, key matters attached regarding waste and sale of WSN should be openly addressed by government and anybody else interested in doing so. Start from openly managing the waste for a change.

Ideally, co-regulation is not bowing to legal or other professional monopoly control of secrets, but preferring clear, unvarnished presentation of apparently relevant facts, advice, fears or other expressions of interest from any quarter. (A child would have thought this obvious?) Without Mike Baird in opposition we would have been totally ignorant of any WSN background. Lord Mayor Clover Moore appears to keep residents abreast of development through regular email and letter box drops. These are key educational and democratic processes inhibited by lawyers. This is discussed later with regard to enterprise bargaining agreements and many related service, management and industrial matters at Sydney Uni. If a VC does not feel he can talk openly and seriously, who can?

Many building matters puzzle me. For example, Malcolm or Lucy Turnbull, etc. should tell us how to interpret the article, 'Turnbulls latch onto a nice little earner' in the Australian Financial Review (AFR 3.8.07, p.4). Taylor stated the building housing the Therapeutic Goods Administration (TGA) was built in 1992 for \$69.1 million. It then underwent \$7.4 million in extensions before it was sold in 2002 for \$50.1 million. It was sold to Malcolm Turnbull and his partners, who lodged 'the only unqualified bid in the tender'. Taylor claimed the reason the government was willing to sell the building below the purchase price was the TGA wanted cheap rents from the new owners, as normally calculated, on the supposed value of the building. Independent valuations later suggested the building was undervalued and rents were increased. Why was the building put up and sold so soon and which part of government was responsible for sale? Why and how was it done? How were markets informed? The public should be told clearly to avoid corruption or the related appearance of political nepotism, which governments are often accused of in land and construction.

Management openness will be necessary for the effective management of West-Connex, the largest transport project in Australia. Secrecy and the lawyers who demand and feed off it are seldom

democratic answers on the ground. Open community development directions are also vital as health care and housing are both services where government is ideally more involved in assisting better planned construction and competition to spread good service more fairly and cheaply, starting where it is needed most, rather than responding just to financial and other secret demand.

How might the LAHC manage its properties to give a healthier service more broadly and fairly?

As a neighbour of 162 Glebe Point Road, I was pleasantly surprised when the LAHC fixed the window on 4.10.13, which, as I pointed out, had been broken and boarded for years. One notes LAHC is in NSW Family and Community Services. (Perhaps it would have made more sense to put Community and Family Services in LAHC). However, this strengthens the view that many LAHC property, tenant and community issues could be better managed if there was a manager for each LAHC property, to liaise, for example, with strata managers, responsible for managing the property of those living under strata title, with help of a body corporate executive. (I am a member at St James Court).

One seeks discussion of this, to make housing practice more consistent with health service direction, which is ideally based on the holistic World Health Organization (WHO) and UN views of the state – including the personal state. A school has a principal at its head. A tourist company like Intrepid Travel also tries to take sensible approaches to gaining quality in trips throughout the world by reasonable comparisons of each customer and guide experience and cost. ***How is quality control and product direction best gained in LAHC lands, housing and other services? Give us an answer.***

An article in the South Sydney Herald (13.10.13, p. 8) entitled 'Three portfolios and the tenants dreams' by Ross Smith, argues that the Corrective Services and Health departments have very high costs per capita when directly providing services to their client base and this gives them strong incentives to exit their clients as soon as possible, which passes on the final stage of the preparation for resuming a place in society to 'the Housing department'. He argues public housing tenants are given neighbours whose capacity to be self-sufficient in the broader community in an on-going sustainable manner has not been developed by those who were charged with doing so in the first place, so the tenants 'inherit' the role of round the clock care providers to those exited prematurely. The same point may be made about any person without immediate family help who is ageing poorly and/or disabled outside of any comparatively closed institution. This is also an important issue for consideration in the design and delivery of service under the National Disability Insurance Scheme.

Whether or not people want to die at home or elsewhere, we are all going to die. The development of effective policy in the public interest must face this fact. The points made by Professor Chris Maher on management of back pain (with a candour almost his alone) are not confined to back related disabilities. The State Super Pension newsletter points out that today doctors agree that further boosts to life expectancy will come from better management of the 'lifestyle killers' – ***obesity, alcohol, smoking and lack of exercise***'. There should be better service coordination and related jobs support for lifestyles to reduce these and other stress related problems, rather than encouraging more passive views that more medical interventions are the answer to pain. Ideally one should see such management more clearly linked in land, construction and fitness networks.

Effective communication, consultation and personal removal may be vital to avoid more distrust, ignorance, bitterness, depression or violence between neighbours or family members. Being helpless with or without land and resources is a painful, childish state and why our forebears tried to take up lawyers before arms. Medical diagnosis for mental states and administration of unknown legal drugs is a state vehicle now the standard means of controlling unwanted behaviour while

prolonging life. In old age, one guesses many of us do not wish to be driven as far as possible by a cosy home, school or aged care gulag of mothers' little helpers. Stand, open and count the estate.

WestConnex and local actions appear ideal urban and rural development leaders along with LAHC

The NSW urban revitalisation project WestConnex is ideally managed holistically in analyses based on numerous related plans for places and persons in dwellings. This requires a historical approach which ideally is also the basis of planning. Action may involve open cooperation or competition to obtain the desired results of work. This is a learning process ideally open to as many as wish to know, participate and learn. However, the WestConnex website suggests the project is the special baby of NSW Premier and Minister for Western Sydney, Barry O'Farrell and NSW Roads Minister, Duncan Gray. As described in a related NSW NOW Urban Revitalization Fact sheet (Sept. 2013).

'WestConnex is the largest transport project in Australia, linking Sydney's west and south-west with the city, airport and port in a 33 km continuous motorway that takes thousands of trucks and cars off the surface and puts them in underground tunnels. This will allow large sections of Parramatta Road and surrounding neighbourhoods, to be revitalised and upgraded'. This will provide 'the trigger for Parramatta Road to become an urban, people-friendly corridor alive with activity and enterprise. Communities will be consulted on how this is achieved'.

How are LAHC and other housing plans involved currently and ideally? Open up discussion.

The WestConnex fact sheet states first that:

'Rows of trees will be planted; clutter removed; new wider footpaths laid; to improve the amenity of Parramatta Road. Improvements will be made to public transport..... Significant demand for housing exists along the Parramatta Road corridor owing to pent up demand for more housing close to Sydney's central business district, demand for housing close to employment and demand for housing along main transport corridors'.

Such planned approaches appear vital for sustainable development. However, if parks and open spaces for enjoyment of nature and for bike riding and walking are not strongly supported in Sydney, one wonders how any planning for sustainable development could be effective in the longer rural term. From sustainable development perspectives there is a big danger Sydney will be driven to be yet another ugly concrete jungle, due to older market alliances and forces now gaining global and related regional strength in their ability to reproduce themselves to destroy the rest, now mainly in the name of more open, free competition, rather than rigidly specified standards of yore for more and better jobs. Government sale of the waste management business WSN was an example of bad practice. In clean energy are there many waiting to copy Enron or related management problems?

One increasingly notes the apparent potential for broader public/ private/and non-profit contract and management partnerships if the generally shared aim is to get more broadly informed and effective land and housing management and financing at all regional levels, to support more open communication and related data collections, which can also achieve healthier, greener and sustainable directions, more fairly, effectively and cheaply for all. The rational treatment of death requires encouragement of its more open treatment and related expectations as many traditionally seek to obscure its reality to deny it or bottle up commercial advantages in a status quo.

Ideally, one seeks to generate many more broadly informed positions through continuing open debate and monitoring of practice, for example through film, TV, videos and in many other ways, for evaluation and further action. LAHC superficially appears in an ideal position to drive this process.

Open public/private housing partnerships appear necessary for implementation of the City of Sydney Council ideal of fairness by mixed development and also appear central to sustainable development.

What key organisation and job structures with supporting career, recruitment, training and information paths are also supporting the management of LAHC? Are many apprentices or related trainees employed or assisted by LAHC? What are the key LAHC directions to assist development of land and housing and all their related building and information arenas in future?

One wonders how LAHC will address a range of related parks, land, heritage and housing issues arising in WestConnex development. Get advice from LJ Hooker and the construction industry rather than relying on Treasury and lawyers as the former seen likely to collect more usefully grounded data, based on the ABS and more concrete data collections. The matter of the NSW government sale of WSN is again drawn to attention as a horrible example of what not to do.

Green jobs are ideally discussed with regard to the role and management of universities and other institutions in the light of negotiations between the Commonwealth and NSW governments over each government's share of the superannuation funding required from the universities (SAS Trustee Corporation, 2013). Work this out and show everybody in the open. This would surely be the nicest thing to do. (As in the proposed by-law on not making loud noise after 9 pm at home or on body corporate property, one should always make way for hearing and debating an exceptional case. We are mixed in our circumstances, but not in my townhouse, where I can sleep all day if I feel like it.)

However, one wonders where a stable future may be for the young and exuberant as distinct from the old or chronically sick and does not see answers in lengthening theoretical education and costs as usual. Where is payment for practical work if people can do it but may be learning like the rest?

In this openly related land, housing and health management context which is ideally delivered through open assessment of fitness and work, one also offers the attached response to questions in the Strata and Community Title Law Reform Discussion Paper, 'Making NSW No. 1 Again: Shaping Future Communities' (2012). This ponders key issues in the management of properties, social relations and strata levies, also briefly considering rates for local government services, including related commitments to regional planning, socially mixed living and shared zone management, among other government pipe dreams often stymied for good or bad reasons by the closed histories of institutional, professional and personal experience. These start, like many other things, from comparatively rich and ignorant male tops and related bottoms. Open many more up.

The recent visit to assess the value of my home by a sales executive of LJ Hooker, Glebe, made me more aware of the capacity for more effective land and property management offered by such agencies. Their organizational interests ideally appear, like open government, between the sellers and buyers of property, rather than more closely aligned with either set, as is the expected norm in market and legal relations, as the natural adversarial parts of commercial in confidence 'protections'.

The mafia were not referred to as protection rackets for nothing either. They seek ignorance for the rest of us, whether operating on public money or not. The agent's ideally mediating position, like that of some more open and accountable manager of strata title property, appears to offer potential for generally more open and effective service management and planning. As any more broadly interested resident of Glebe, I naturally pursue this first with anybody in government who will listen.

One does not feel strong enough yet to tackle many of the other land treatment mysteries on which Council relentlessly polls us. However, if public transport cannot work for Glebe, I guess it is curtains anywhere else in Australia. I look forward to further information provided on related key regional

and operational matters. (Would Justice Mary Gaudron have been happier and done a better job as the rural radio shock jock her mother wished that she had been? Leave that for Catholics to decide. Having read a little about her life I certainly don't envy her one iota. Talk about an abused puppet?)

Yours truly

Carol O'Donnell,
www.Carolodonnell.com.au