

ABOUT THE ASSOCIATION - - - AIMS & ADVANTAGES

The Property Owners' Association of



Victoria Inc is a non-profit organization formed in 1979 by a group of property investors, owners, and managers to represent the combined views of

all property owners, whether residential, commercial, retail, or industrial, who believe in obtaining fair and reasonable rent income from their property investments. The POA(Vic) is a part of the Australia-wide network of POAs.

The Association has regular meetings where members can learn of impending developments, help form the associations policies, and provide a focussed forum for communication between property owners, politicians and policy makers.

The Association provides informal advice to members, especially with regard to the operation of the Tenants Tribunal and various property matters, to balance the service for tenants provided by the Tenants Union Networks which are government funded to \$5 million p.a. The Agents Union (REIV) is similarly govt funded to \$2 million p.a. to issue unfair agency contracts and monopolise advertising & tenant services.

The Association has lobbied Commonwealth, State and Local Governments.

The Association is a part of the POA of Australia and includes an active Commercial Property Division. In Australia, it has been operating since 1916. POAs overseas are very popular and provide assistance to owners/businesses.

The **Aims** include supporting property investors rights in matters of:-

- ◆ Council & Utility rates and regs.,
- ◆ Commonwealth taxes, Depreciation. negative gearing, capital gains taxes, interest rates, etc.
- ◆ State taxes, tenancy and agency laws, body corporate, conveyancing, boarding house laws, etc.

The Association has a committee of management, meeting regularly. committed to restoring **common sense** to regulation of the letting and property markets.

The Assoc publishes a quarterly newsletter, **Property Owners' News**, that provides very useful information for members.

Did you know?

That Land Tax has been ABOLISHED in the world—incl NZ - except Australia—& VICs Land Tax at 2.25% pa is the highest. That the tribunal (VCAT) is a government bureaucracy ?

Do you know?

How to regain possession, under the Landlord & Tenant Act, the Residential Tenancies Act, the Retail Tenancies Act, the Common Law ? Be aware, protect yourself & join.

MEMBERSHIP APPLICATION

Property Owners' Association of Victoria
EMAIL enquiry@poavic.org

SEND JOINING FEE (\$50)

To Property Owners' Assoc
BSB 083427 Acct No 696007840

Please email the details below

NAME (Mr/Mrs/Ms).....**ADDRESS**.....

PostCode.....

TEL NO. (Bus.).....

TEL NO. (Priv.).....

MOB

SIGNATURE.....

DATE.....

Do you have special interest in -

- | | |
|------------------------|-----------------|
| - Residential Property | € (please tick) |
| - Commercial Property | € |
| - Tribunal matters | € |
| - Taxes | € |
| - Land Tax | € |
| - Other | € |

DID YOU KNOW?

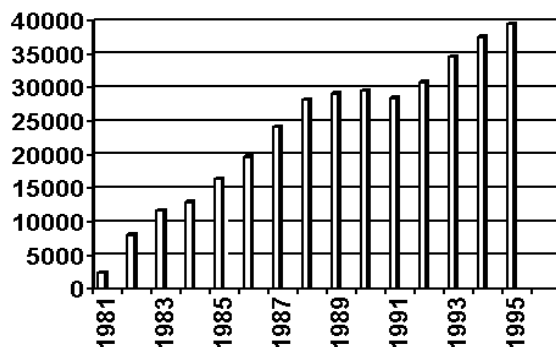
That subscription fees to the Association are tax deductible. That Our Experience and Knowledge will be of considerable value to you. Be aware, protect yourself & join.

LEGISLATION ALERT to BUSINESS PROPRIETORS - Join the POA NOW !

The chart below, shows the increasing number of **PROBLEMS** in tenancy in Victoria under Government Control. It shows the evictions in Victoria by the Residential Tenancies Tribunal, (now VCAT) established in 1980 by the Liberal Government, when there were less than 2000 evictions p.a.

Now 90% of tenancies are agent controlled because of the difficulties imposed by the regulations and there are 60,000 violations p.a requiring eviction and increasing! This represents approx half of all new tenancies per year !!

The Tribunal Regulation model encourages disputes in lease contracts and causes rental housing shortages and increased lease costs. The Kennett Govt in 1997 also affected the commercial letting market with changes to **retail tenancy** laws to also bring it under the Tribunal. VECCI had surveyed business proprietors and found that practically no-one wanted more government red-tape or government controls, because of their detrimental effects.



By joining, you will get to know other property investors and share ideas. A watchful eye is kept on the trend of property investment events throughout Victoria, Australia and overseas and communicated through our meetings and journal.

Property Owners Association of Australia
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President: Bruce McBryde (07) 33787411 Fax (07) 33785896
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Property Owners' Association of W.A. Inc.
97 Clement St, Swanbourne W.A. 6010 wa@poaa.asn.au
Secretary: Rhonda McDonald (08)93847583

Landlords' Association (S.A.) Inc
GPO Box 2486, Adelaide S.A. 5001 sa@poaa.asn.au
President: Margaret Kohlhagen (08) 8341-5590509

Property Owners' Association of the ACT Inc
P.O. Box 4713, Kingston ACT 2604 act@poaa.asn.au
President: Peter Jansen (06) 2396994 Fax 0262396710

New Zealand Property Investors' Federation
P.O.Box 3931 Christchurch NEW ZEALAND
http://www.nzpif.org.nz/ Email nzpif@xtra.co.nz

UK National Federation & Small Landlords' Association
53 Werter Rd, London SW15 2LL, United Kingdom
Chairman: (SLA) Geoffrey Cutting. Tel 0181 7809954

American Association for Small Property Ownership
P.O. Box 4258, Leesburg, VA 20177-8375.
President: F. Patricia Callahan. (202)244 6277
Internet: www.smallpropertyowner.com

INVITATION to join the Property Owners' Association of Victoria Inc.

- A part of POA of Australia.

- Visit our Web Site

www.poaa.asn.au



Meetings, Seminars, Training, Representation to Government, Members' hotline on problem tenancies, Quarterly Informative Newsletters, Membership Discounts, Meet other property owners and professionals with similar interests/problems. Help for property inspections, repairs and tribunal hearings. POA Leases, tenant checks and Insurance matters. Divisions for proprietors in Shops, Hotels etc.

Join the POA NOW.