

LANDLORDS NEWS

VOLUME 167

August 2019

ANNUAL GENERAL MEETING

**Tuesday
6th August 2019**

**Fullarton Park
Community Centre
411 Fullarton Road
Fullarton SA 5063**

**6:50pm for 7:00pm start
in the Parkview Room**

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PRESIDENT'S REPORT



Dear Members, Time seems to be going so quickly this year!

Our volunteer committee members have all been working hard behind the scenes. We have two members, Stella Salagaras and John Wyk who will be attending an industry workshop prepared by the SA Housing Authority to put together a new Housing and Homelessness Strategy for South Australia. It will be an important opportunity to represent our members in the development of this new strategy.

As many of you are aware the new state budget doesn't seem to be assisting landlords at all, one cost that has been passed down to property owners is the rise in council rates. The cost of recycling programs is set to soar since China has closed its doors to our waste, the effective cost increase to councils is 400 and 500 percent, council representatives say that is just not feasible to sustain that increase and therefore the cost must be passed down.

Expected to increase are Water rates, Emergency Service levies as well as land tax on individual properties. They are all based on property values. The Valuer – General is conducting a trial in the Unley, Walkerville and Adelaide Plains councils to re-evaluate all properties. There have been discussions as to the legality of the increases being conducted in such a manner and I am sure there will further debate about the new increases. We are being urged by the Property Council to appeal the

GENERAL MEETING GUEST SPEAKER

Our Guest Speaker: Mr Phil EVANS

from the South Australian Metropolitan Fire Service has kindly accepted our invitation to be our August guest speaker.

MEETING AGENDA

- Meeting opening and welcome
- Apologies
- Guest Speaker
- Minutes of the previous meeting
- Business arising from minutes
- President's report
- General business
- Dissolution of committee
- Election of new committee
- Close meeting

valuations if we object to them and it may be beneficial for our members to double check their values.

Land Tax will be another hit on investments and South Australia has the highest land tax rate in the country at 3.7%. If you would like the association to work with other organisations, please let us what your thoughts and we may be able to join forces. If you own multiple properties it may be a good idea to get some advice on the options to reduce some of these rises. Alternatively, passing them down the line to the tenant is an option, it will be interesting to see how that ties in with the Housing and Homeless Strategy previously mentioned.

Our next General Meeting is the Annual General Meeting where we will be re-electing a new committee. I urge you to think carefully about joining our committee, we are also looking for new members to assist with the work to help our members. I look forward to seeing you all at the next General Meeting on **Tuesday 6th August, 2019 at the Fullarton Park Community Centre, 411 Fullarton Road, Fullarton, SA, 5063.**

*Kind regards,
Louise Sparks,
President.*

NEW PRINCIPAL REGISTRAR FOR SACAT

In our November News we advised that the inaugural Principal Registrar, Clare Byrt, had chosen to retire from the position at the end of her current appointment. Ms Byrt served the Tribunal with distinction from its creation through to the co-location of all SACAT matters.

SACAT is pleased to advise that Anne Lindsay was appointed as Principal Registrar of SACAT on 28 March 2019. Ms Lindsay is a graduate of Adelaide University with honours degrees in Law and Arts. She has specialised in the area of dispute resolution for nearly 20 years. Ms Lindsay's previous role at the SA Employment Tribunal was as a Commissioner and Deputy Registrar. She has a wealth of experience in registry management, case management and tribunal processes. She is also an accredited mediator.

ELECTION OF COMMITTEE MEMBERS

One of the agenda items for the August Annual General Meeting is to dissolve the current committee and elect a new committee to guide our association through another year of dealing with landlord related issues that need to be clarified and also to support our members in their business of renting private dwellings to tenants in conjunction with the complexity of relevant Government Legislative requirements. We operated with a reduced committee for the past year which is not ideal. There are eleven positions consisting of:

President, Vice President, Secretary, Assistant Secretary, Treasurer, Assistant Treasurer as six members of the Executive committee and a further five general committee positions.

I ask that you please offer your services to govern our association in order to have a full committee providing our association members with a varied and wide range of knowledge and expertise to assist us in our profession.

Please contact us by phone to John Wyk on 0419 804 509, Rodney Webb either on 0408 830 382 or 08 8258 6660 or alternatively by email to lasa.info@landlords.org.au should you be interested in assisting our organisation. The work load is not very high especially if we have a full committee to share the duties.

Rodney Webb.

OUR GUEST SPEAKER

Mr Phil EVANS from the South Australian Metropolitan Fire Service has kindly accepted our invitation to be our August guest speaker.

I strongly urge our membership to attend our Annual General meeting to hear a presentation by Mr. Phil Evans on fire safety and smoke alarms.

With house fires almost a daily item in the television news bulletins there must be some very valuable information to be heard from the people who have to deal with these tragic events.

Rodney Webb.

SMOKE ALARMS

The following text in part has been copied from www.sa.gov.au website.

Smoke alarms can help save lives by providing occupants with an early warning about house fires. A smoke alarm can help you and your family leave your home quickly in case of a fire, especially if you are asleep.

All South Australian homes must be fitted with a working smoke alarm. Homeowners and residential landlords are responsible for ensuring a working smoke alarm is installed in the property.

Fines of up to \$750 apply if alarms are not installed. The type of smoke alarm you require depends on when you purchased your home or the age of your home.

Homes or residential rental properties purchased before 1 February 1998

You are required to fit a replaceable battery powered smoke alarm.

Homes or residential rental properties purchased on or after 1 February 1998

Regulation 76B of the Development Regulations 2008 requires a smoke alarm (or smoke alarms) be fitted within six months from the day on which title is transferred and be either:

a 240 volt, mains-powered smoke alarm

a 10-year life, non-replaceable, non-removable, permanently connected battery powered smoke alarm.

Homes or residential rental properties built on or after 1 January 1995

The Building Code of Australia requires a 240 volt, mains powered smoke alarm.

Interconnection of smoke alarms

New dwellings and new additions or extensions to existing dwellings require the interconnection of smoke alarms. Interconnecting smoke alarms means that when one alarm is activated, it will activate all other alarms in the occupancy.

End of copied text.

There was a flurry of activity at the end of 1999 with the purchase by our association of a large number of 10-year life, non-replaceable, non-removable, permanently connected battery powered smoke alarms in order to be compliant with legislative

requirements at that time. We purchased them from Brooks Australia Pty Ltd, a wholesaler company specialising in fire, evacuation and warning systems.

Ms Margaret Kohlhagen, our president at the time, negotiated a purchase account agreement with Brooks whereby we could procure smoke alarms at wholesale prices with the association adding a small handling fee then supplying them to our members. The account is still operational.

Current legislation requires all smoke alarms to comply with the Australian Standards which requires that the alarm be operational for at least ten years. After this time period it is highly recommended that the alarms be replaced once they are ten years in service as their operation cannot be guaranteed after that time lapse. I imagine there are a lot of alarms in our homes and rental properties that are up for replacement.

We have invited Mr Phil Evans from the South Australian Metropolitan Fire Service to be our guest speaker with that theme in mind plus any other valuable information that he may consider relevant to our safety at our August the 6th Annual General Meeting in the Fullarton Park Community Centre starting at 7.00pm.

MISSING TENANTS

We are regularly asked by landlords how to contact former tenants to return personal items left at properties. Hence if you know of these people please call Rodney on 08 8258 6660 or 0408 830 382. Our 'Missing Tenants' section is updated on a regular basis in order to assist with this process.

Ms Nadia Marie PARISI, Daniel PHILLIPS also known as Daniel JOEL, Ms Melissa PULBROOK, Mrs Simone SALATHE, Ms Candice MARTIN, Mr Christopher GREEN, Mr Caleb THEATRE, Ms Melissa GRAHAM, Ms Peta IRELAND, MR Russell KROPP, Ms Chloe Jane ANDREW, Ms Geraldine HARFIELD, Kylie AUBERT, Dylan CHENOWETH, Jessica ROBERTS and Matthew CAMPBELL, Ms Sharon Louise FULLER, Ms Hayley J GOODWIN aka DOBINSON, Mr Fletcher TEAGUE, Ms Ashleigh VILLANI, Sing ANUSHEEL, Sheli Sharin DEY, Ms Brooke BARNES, Mr Martin KUNDART, Ms Carmen Maree LEAK, Mr Peter Martin FRANEY.

TENANCIES ADVICE BY EMAIL

Please note that the email address for advice using email to Tenancies Branch has changed, it is now OCBATenancyAdvice@sa.gov.au

Hourly Cleaning Rate:

The cleaning rate accepted by SACAT is currently \$25.27 per hour. This information is not easy to find on government Housing website but thank you to Tenancies Advice I was given the full address to that location and the hourly rate is the very last line of text on that document.

https://www.sa.gov.au/__data/assets/pdf_file/0003/235272/DocumentsToSupportNon-ConsentedBondClaim.pdf

Rodney Webb

MEMBERSHIP RENEWAL INVOICES

At the time of printing our newsletter, members who have not renewed their membership using the email invoices I sent out I have included a paper copy with your newsletter just in case you have not received the email invoice.

Please, please please use your membership number as the first digits in your notation of your payments online to your association. That number is the most accurate way I can determine who has made the payment. I have received a deposit from a Bendigo Bank account into our Commonwealth Bank account that I am unable to identify as to who made the payment. Neither the Bendigo Bank or Commonwealth Bank will assist me in identifying who made that transaction. If you have renewed your membership and have not received a receipt please contact me, treasurer@landlords.org.au or by phone to either 08 8258 6660 or 0422 754 088.

*Your treasurer,
Patricia Webb.*



Amendments to SACAT's Practice Directions

Amendments to SACAT's Practice Directions came into operation on 29 April 2019. The amendments are as follows:

- Deleting Practice Direction 21 (Audio and camera technology in Tribunal facilities) and replacing it with new Practice Direction 21 (Use of recording and transmission devices during Tribunal proceedings) which prohibits recording, and transmission, of Tribunal proceedings without the Tribunal's permission;
- inserting Practice Direction 21A (Use of electronic devices interfering in Tribunal proceedings) which prohibits using electronic devices, including phones, in a way that interferes with the smooth and efficient operation of the Tribunal, or the comfort or convenience of other Tribunal users;
- amending Clause 2 of Schedule 1 to update the list of Acts under which initiating applications lodged with SACAT are allocated to the Administrative and Disciplinary Stream to take into account SACAT's expanding jurisdiction; replacing references to "Retirement Villages Act 1987" with "Retirement Villages Act 2016".

A copy of SACAT's Consolidated Practice Directions can be found on SACAT's website.

WELCOME TO OUR NEW MEMBERS

Mr John RATKE and Mr Phillip Quintel

And Welcome Back:

Ms Janice COOK and Judith Hazel

IAN UGARTE – SMALL IS THE NEW BIG

Ian Ugarte from Small is the new Big presented at our last meeting and seems to have hit the nail on the head. Ian suggests turning one property into multiple rentals, at a lower than average rent price for the tenant, higher income for the landlord which seems like a fantastic option.

For those of you who were unable to attend Ian explained how to increase revenue from an

existing rental property by moving from one tenant to multiple tenants with only a small outlay for basic renovations. Converting existing properties and providing ensuites and optional small kitchens means more tenants on the same property.

In today's society we have single people living in bigger houses and that can be challenging from a few aspects. Firstly it does not help the housing shortage, in particular single tenants are often forced out of the rental market due to the cost and the cohort most in need of housing is women over 50 years, which may seem surprising. Secondly, recent studies have shown single occupancy can sometimes lead to loneliness, mental health issues, poverty and isolation. It is also well researched that mixed occupancies can work very well, for instance older people living with younger people and sharing common spaces has worked overseas in many countries for many years.

Similar to community housing this type of tenant model has assisted many people. Ian tells a story of three ladies all over 65 who became homeless, he set this living model up and the three are happily living separately under the same roof whilst enjoying the feeling of a small community.

Ian suggests that with the right renovation and layout and the correct management an average three bedroom home can house three separate tenants, increasing the return on investment in one property. Ian's team at Small is the new Big will be able to provide all the assistance required to make a transition to this new model. Ian and his team can assist in finding a property that is suitable, arrange for the renovations and all the legal requirements that go with that, assist in the tenant selection and ongoing management and provide assistance for other management issues.

Amazing benefits can be had and it does seem like a win win, reducing the housing shortage, increasing revenue, maximising the return on your investment.

As usual with all our presentations the Association does not endorse or recommend products, we simply present the information and recap for those of you who are unable to attend the meetings. The rest is up to you and due diligence is the key.

So as always think outside the square! Check out Ian's website, <https://smallisthenewbig.com.au/about-us/>

Once again a big thankyou to Ian and Rebekah for organising and presenting some thought provoking ideas.

Louise Sparks

HOUSING AND HOMELESS STRATEGY UPDATE

Thursday, 4 July 2019

Help us to involve more South Australians in developing the new strategy

It is important that the new Housing and Homelessness Strategy is shaped with input from as many South Australians as possible. We want to promote as widely as possible all engagement opportunities, including the broad public engagement **now live** at www.yourSAy.sa.gov.au

We are looking to our sector partners - organisations like yours - to help promote this online engagement. Simply use the materials provided with this email to create and post social media material, website copy, internal communications or newsletter articles, and help as many South Australians as possible to get involved in shaping the strategy.

The pack includes:

- Social media posts (Twitter and Facebook)
- An article suitable for websites, newsletters or internal communications
- A media graphic suitable for social media, websites, newsletters and internal communications).

A short promotional video (35 seconds duration) is also available and suitable for social media – [you can view it on this page of our website.](#)

<https://www.housing.sa.gov.au/projects/housing-and-homeless-strategy>

Please contact us if you would like a copy (MP4).

Please use your channels to promote this material over the coming months, before the engagement closes on 31 August.

If you or your staff need any further information or assistance, please contact SA Housing Authority Communications and Engagement by email housing.communications@sa.gov.au or phone 8415 4461.

Matthew Bowman

*Senior Manager, Communications and Engagement
SA Housing Authority*

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of the products or services.*

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**CLOSING DATE FOR
NOVEMBER 2019 NEWSLETTER****Saturday 28th September 2019**

ARTICLES, ANNOUNCEMENTS
& OTHER MATERIAL

Please send to:

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GPO Box 2486 Adelaide SA 5001
or Email to: lasa.info@landlords.org.au

*An annual prize will be awarded for the best
original article*

PLEASE NOTE: It would be a great help if material
for the Newsletter could be sent by email wherever
possible to save typing.

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GUEST SPEAKER/S DISCLAIMER

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PRICE DISCLAIMER

The Landlords' Association (S.A.) Inc. cannot accept responsibility for any change in value of any advertised prices or discounts.

FUTURE MEETING DATES

Tuesday 05/11/2019
Tuesday 04/02/2020

At the Fullarton Park Community Centre
411 Fullarton Road Fullarton SA 5063

Guest landlords are always welcome
Please mention if this is your first attendance

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