

LANDLORDS NEWS

VOLUME 185

February 2026

GENERAL MEETING

**Was to be Tuesday
3rd February 2026**

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

**Cancelled due to
unforeseen circumstances**

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CONSTITUTION CHANGE

It was decided at our last committee meeting that it would be beneficial to the committee members to change the committee meeting rules in our constitution.

A motion was proposed by our secretary, Ms. Tess Newton, that clause 8.10.1 be removed and that clause 8.10.2 should replace 8.10.1 and then that clause should have the word “adjourned” removed. This alteration proposal was accepted by committee and is to be put to members present at a General Meeting and, if a quorum is present, the member’s decision will be acted upon. The clauses currently are:

8.10.1 If a quorum for a committee meeting is not formed within one half hour after the announced starting time, the meeting shall be adjourned and the members present must appoint another day for the meeting being a day at least seven (7) but not more than fourteen (14) days away.

8.10.2 If a quorum is not formed at the adjourned meeting within half an hour after the announced time, the persons who are present and entitled to vote constitute a quorum and may transact business in the usual way.

Suggesting the changes to read:

8.10.1 If a quorum is not formed at the meeting within half an hour after the announced time, the persons who are present and entitled to vote constitute a quorum and may transact business in the usual way.

Below is a general process of motion procedure presented to assist with the speedy resolution of the above constitution change motion proposal.

Member moves a motion “that.....

A seconder required. If no seconder then there is no support so motion not considered.

GENERAL MEETING GUEST SPEAKER

MEETING AGENDA

If there is a seconder that person can speak at that time or can reserve the right to speak at the end.

Motion can then be debated alternatively “for” and “against”.

If no speaker is against the motion then the motion is considered carried.

If there is a speaker against the motion then the motion is debated. The Chairperson shall be in control of the debate allowing nominated response time and the number of speakers. Secunder can speak if desired.

Original proposer has the right of reply but cannot add additional material.

Put to vote with the majority carrying the outcome.

DEAR STAKEHOLDER

Minor amendments made to the *Residential Tenancies Act 1995*

I write in relation to the recent amendments (Act amendments) made to the Residential Tenancies Act 1995 (Act), which passed through the Parliament of South Australia on 26 November 2025. The Act amendments were largely administrative in nature, and based on feedback received following the 2023-2024 rental law reforms.

The Act amendments, which commenced on 15 January 2026, are as follows:

- a new definition for receipt has been added to section 3 of the Act – clarifying that receipts may be provided in hard copy or electronic format;
- section 55(6) of the Act was deleted, to prevent rent increases occurring more than once in a 12-month period under a residential tenancy agreement. Rent increases were previously allowed within 12 months if such increases were listed at automated intervals as a term of the agreement;
- section 105I(5) of the Act was deleted, to prevent rent increases occurring more than once in a six month period under a rooming house agreement;
- section 81(4) of the Act was amended, to provide consistent language to allow landlords to re-

let both periodic and fixed-term tenancies six months after terminating the residential tenancy on certain grounds;

- the addition of section 100(5a), which provides that the Commissioner for Consumer Affairs may pay unclaimed bond money to the Treasurer, where the bond money has been held for at least 12 months and the owner cannot be found;
- the amendment to section 105U(6) of the Act expands the grounds available for rooming house proprietors to terminate a fixed-term rooming house agreement, and now aligns with those grounds of termination currently available to terminate a periodic rooming house agreement; and
- The definition of relevant decision in section 114A of the Act has been amended.

This will enable the South Australian Civil and Administrative Tribunal (SACAT) to grant leave to applications for review of vacant possession orders, that contain rent payment plans, without the need for first determining whether exceptional circumstances exist.

Transitional provisions will apply to Act amendments, as follows:

- Amendments to sections 55 and 105I of the Act relating to rent increases, will only apply to residential tenancy agreements/rooming house agreements entered into after 15 January 2026;
- Amendments to sections 81 and 105U of the Act will apply to residential tenancy agreements/rooming house agreements already in existence; and
- Section 114A amendments will apply to SACAT applications made after 15 January 2026.

The Tenant Information Guide and Evidence Requirements for Termination have been updated on the Consumer and Business Services' (CBS) website (www.cbs.sa.gov.au/rentalreforms) to align with the Act amendments. I would like to thank all stakeholders for their continued contributions to the review of South Australia's rental laws. These reforms continue to further the Malinauskas Government's commitment to improve housing outcomes for people in South Australia. They also ensure that the rights of

tenants and rooming house residents continue to be improved, whilst enabling landlords and rooming house proprietors to continue to manage properties effectively and consistently. Yours sincerely

Hon Andrea Michaels MP

Minister for Consumer and Business Affairs

16/01/2026

EMAIL FROM FINLEY HILLS

Sent: Sunday, 17 March 2024 1:07 PM

To: lasa.info@landlords.org.au

Subject: A few questions from a student - please answer :)

Dear LASA representative,

My name is Finley and I'm a student studying the International Baccalaureate at IES College, Brisbane. I am currently working on a final assignment for my global politics class in which I explore the effects of Australia's private rental market on housing security for private renters. I would love to ask you a few questions on the matter. The assignment requires engagement with a range of perspectives, and I feel that your perspective on the issue would add tremendous depth and greatly improve my assignment. The questions are as follows:

- What do you think of private rental markets in terms of their impacts on housing affordability, housing security, and/or quality of life?
- What impact do you believe private rental markets have on housing security for private renters?
- What (if any) measures should governments take to control private rental markets?
- What responsibility do you believe the governments have in ensuring housing security for private renters?

Please answer as many or as few of the questions in as much detail as you would like in a reply email. The questions are intended only as a guide, so feel free to stray from them if you would prefer. If it would better suit you to answer in a short online meeting, please let me know when would work best for you and I will arrange a time.

I understand you must be very busy, but if you could find a few spare minutes somewhere in your schedule to help out an eager student I would be so incredibly appreciative.

*Kind regards,
Finley Hills.*

HI FINLEY,

Thank you for contacting us at the Landlords' Association (S.A.) Inc.

We are a membership organisation representing private landlords in SA, and have done so for nearly 50 years.

You've chosen an interesting topic for your final assignment.

This response doesn't necessarily reflect the views of the association, but rather a personal view developed both as a long-standing landlord and from a previous career in the public sector, which at times touched on housing policy. I hope it helps in shaping your assignment.

The role of governments in ensuring housing security for public renters has waxed and waned over the decades. In South Australia for instance in the 1950s and 1960s the South Australian Housing Trust built and provided rental housing in the order of 65,000 dwellings for ordinary citizens not just those with heightened needs. The number of dwellings has fallen over each of the last 20 years (and more) and is now around 25,000 – exact numbers are hard to find. Whilst the change has been more marked in SA it is reflective of a trend in all states. This has resulted in the government's role becoming more regulatory rather than one of service provision in the rental market. This has placed an increased emphasis on the private rental sector to meet the needs of renters. I might mention here that a fundamental problem in the (public) housing market is that one tier of government (the Commonwealth) provides the funding for public housing and another (the States) spend it. This leads to distortions and cost shifting and a very inefficient market.

The private rental market consists almost exclusively of small scale participants, who mostly have one of two rental properties. So it is a diverse

and fractious market. Some landlords are letting a property for a short term, whilst for example they work interstate; others are holding property for capital gain or to provide for their retirement, or as a tax effective investment. A small number make a living from letting properties. The point I'm making (I think it's an important one) is that there is no unified private rental market. Various motivations and limitations (financial and other) of landlords will lead to varied outcomes for private renters. The government at State level has, appropriately, stepped in to regulate the market in terms of security of tenure and tenancy standards, but not in terms of affordability.

Affordability is driven more by market than regulatory factors. Factors that influence the market include the price of housing, interest rates, the rate of return on investment, rental vacancy rates, and taxation (and other) policy. These are all factors that impact on the price of rental property and hence rental affordability. No one entity has control off all of these factors, least of all private landlords.

There have been proposals for greater government regulation of the private rental market, for example proposals for rent controls and full security of tenure for tenants. Often when introduced in the past, these measures have had unintended consequences which result in worse outcomes for private renters. For example rent controls may result in private landlords viewing their residential rental investment as financially unviable and some exiting the market... thus reducing the number of rental properties available. Others, who stay in the market, let the housing stock deteriorate over time to the point where it becomes substandard.

Similarly, all levels of government levy extra charges and taxes on rental properties. For example Capital Gains Tax at the Commonwealth level and various versions of land tax and other levy's at the state and local government level. These taxes whilst applauded by some sections of the community, all impact on affordability in the rental market. In this respect Governments, contrary to their rhetoric, are making housing more expensive for private renters than homeowners (where these charges are not applied).

Finally government support in providing financial assistance to low income tenants, via bond guarantees and rent assistance are the least cost, most effective measures in improving affordability for individuals in the private rental market.

Feel free to contact me for clarification or further information.

*Regards,
John Wyk*

*Hello everyone,
Below is an article I found listing some changes to the Victorian residential tenancies act.
The testing of smoke alarms every twelve years raises some questions as to the reason for South Australia requiring having them replaced after ten years. Rodney Webb*

Victorian renters now have stronger rights, as landmark laws take effect

Story by Eleanor Wilson

• 21h •

Renters in Victoria will now be entitled to at least 90 days' notice before their rent is increased as part of major tenant protection laws that take effect today.

Rental bidding will also be outlawed under the landmark reforms, making it illegal for agents to accept a rate any higher than the one advertised. Notice periods will also jump from 60 days to 90 days, meaning landlords and agents will need to give tenants more time before they are evicted or their rent is increased.

The overhaul outlaws no-fault evictions, meaning a tenant can only be forced to leave if they're damaging the property, failing to pay rent, if the landlord needs to move in or if the property needs to be sold.

"Short of any of those reasons, tenants won't be able to be evicted from the property for no reason," Consumer Affairs minister Nick Staikos said.

The new laws come as welcome news to renters like Ali Sherazee and his family, who have been forced to move three times in four years.

The family was asked to move for a fourth time when their last landlord wanted to sell their Berwick home.

"It gets very challenging and daunting. Packing bags every year is not something any family wants to go through," Sherazee said.

Under the changes, smoke alarms must be installed and tested every 12 years.

Properties must meet rental standards before they're listed for lease, including having a fixed heater in the main living area and curtains or blinds in every bedroom and living area.

"These are all important reforms. They're about security, they're about fairness and they're about cost of living," Staikos said.

"We don't believe that renters should be caught in a bidding war just to secure a home," Staikos said. The government is planning further changes which would allow some tenants to directly transfer their bond to a new property when they move.

MEMBERSHIP RENEWALS:

Prior to our association's 2025 Annual General Meeting the then committee used a company named Thryv to manage the finances for membership renewal and joining payments which proved to be counter-productive. The fees charged for this service were far in excess of the revenue collected. Thryv deducted a small fee from the renewal payment plus charged our association as well for the same monetary transaction. We're not sure of the legality of this procedure; personally we don't think that the process was legal.

The other major issue for committee was the fact that the details of the members paying our renewal fee were mostly not recorded resulting in a high number of unidentified membership renewals and new members joining our association (at least 57). The new memberships as a result did not receive any assistance from our committee or receive any newsletters or any other communications sent by our committee.

This newsletter has been sent to members who were financial for the 2024 - 2025 financial year as well as our current members. We suspect quite a few members may have renewed and the current committee is unable to determine who they were.

We are unaware of the receipting method that this company used. To hopefully determine who paid monies using Thryv to our association we are asking members and past members who paid money to Thryv to please contact us with the knowledge of their payment dates so that we may update our membership database and treasury financial records.

We have re-established the merchant facility that we previously had with the Commonwealth Bank. This facility enables our committee members, mostly our treasurer or membership officer, to request your credit card details over the phone (not the internet) or by giving written information posted to us then present this information to the bank to transfer funds from your account to our association's working account.

Patricia Webb, Treasurer (treasurer@landlords.org.au) and Rodney Webb, membership officer (0408 830 382).

THE DESPERATE MUMMA

Dear Scott,

As I write this my two-year-old is screaming in his cot and I'm in tears because we're financially ruined by the rental market. We've been forced to move five times in six years – because of landlords selling, or moving back in. And each move wipes out our savings. In 2021 we were left homeless at Christmas, staying with friends for six weeks. My husband does food delivery, and I run two businesses from home while caring for our toddler. We work incredibly hard but live week to week.

Now we're being kicked out again. We've been approved for a new place but need a \$4,000 bond that we don't have. We're looking at a 29% payday loan just to avoid ruining our perfect rental record. Despite budgeting carefully and trying to follow Barefoot principles, we can't get ahead. Every time we build up our Mojo, another forced move destroys it. Where do we go for help? I'm drowning and can't see a way out.

Desperate Mumma

Hello,

The rental market in this country is broken – but you sure as hell aren't.

You've survived five forced moves, built two businesses from home while caring for a toddler, and kept a perfect rental record. That's not drowning. You're one of the toughest mother-truckers going around!

But here's the thing – payday lenders are loan sharks. Their loans are not meant to be paid off. They're designed to trap you in debt until they eat the food off your table.

My advice?

Call the National Debt Helpline on 1800 007 007 and speak to a financial counsellor. It may be that you can apply for a Rentstart Bond Loan, which can cover 100% of your rental bond – interest free.

Know this: you have done nothing wrong. Your story is the ugly underbelly of a policy failure that's been years in the making, that Canberra doesn't care about fixing.

Keep fighting for your family – you're tougher than I'll ever be.

Scott

ATTENTION PLEASE?

The following article from Scott Pape has been edited by me to only remove spacings in order to compact the article, not change any facts. He signs off on his articles with the following Post Script.

Were you forwarded this message?

Join my weekly newsletter to get articles like this, as well as exclusive updates I don't share with anyone else, straight into your inbox.

scott@barefootinvestor.com/sign-up

Rodney Webb

Hi Rodney,

I was sitting on the tractor when my phone beeped. "You're all over my feed!" texted my mate. He'd sent a Facebook post with a picture of me and Albo and the line:

"Barefoot blasts Albo! I'll bet my sheepdog's left testicle it's wrong." Woof!

There were 1,900 comments. Struth!

So, in the interest of balance, this week I'll answer a question from Tim, who thinks I'm a complete and utter moron.

5% Deposits Are GOOD, You Moron!

Scott,

I've been reading your column for years and I think you've finally lost the plot. You're bagging Albo's 5% deposit scheme like it's some sort of scam, but here's what I don't get: I've got \$35k saved for a \$700k house. You're telling me I should wait YEARS to save up \$140k for a 20% deposit? By then, house prices will have shot up another 20-30% and I'll be completely priced out. Meanwhile, my rent keeps going up and my landlord just sold the place out from under me. The way I see it, this government scheme is my only shot at getting into the market before it's too late. But, according to the Barefoot Investor sitting in his paid-off mansion, I should just keep renting and "save harder". Easy for you to say, mate. So why don't you explain to me how waiting years to save more money, while watching house prices run away from me, is somehow the smarter move? Tim

Hi Tim, if I'm ever tempted to go into politics, I'll re-read your letter. It'd cure me instantly.

Right now you're on Australia's most depressing treadmill: running flat out while prices (and rents) keep rising faster than you can save. You're absolutely knackered. And then Albo shows up with a way to get you off ... right now. It's a vote-winner!

My view?

Albo has helped you off the treadmill ... and straight on to the stepper machine.

And this machine is way harder:

Your house and contents insurance is up 20%. Step.

The council rates come in. Step.

Your hot water service carks it. Step.

Now let's crank it.

A \$665k loan at 6% = \$3,987 a month, or \$47,844 a year.

At 7%? You'll need to find another \$5,244.
At 8%? Your calves are burning.

And here's the kicker: with only 5% equity, one bad year – job loss, health scare, divorce – and you're wiped out. You can't refinance, can't sell without tipping in cash. You're trapped. Mate, with maximum debt and minimum buffer, you're one bad year away from disaster.

And that is why I'd be such a bad politician. There is no way I'd pass a policy that I wouldn't let my own kids do – it sets them up to fail.

Yet it gets worse.

This does the EXACT OPPOSITE of what the policy promises: Government guarantees don't create more houses, they just pump more borrowed money into the same pool of properties. More buyers with more leverage chasing the same properties equals higher prices.

So what would I do if I were Albo for a day?

Well, it seems to me that first home buyers are grinding away on the treadmill, while investors are gliding past them on a government-funded escalator – tax breaks on the ride up, tax breaks on the ride down, and immigration keeping the whole thing moving.

So, I'd do everything I could to reframe housing as something for living in, rather than speculating on. Which is why I'll never be a politician. Because I have no easy answers and no spin Tim.

You're right though: it is easy for me as a home owner to say "save up for a bigger deposit".

Regardless, here's the truth: I'd rather cop a spray from you now than cheer you on while you climb onto a step machine that's designed to break you.

Tread Your Own Path!

LANDLORDS' ASSOCIATION (S.A.) INC. NOVEMBER 2025 GUEST SPEAKER:

Mr Henry Davis from HLD-Law

Henry gave an enthusiastic talk on Land Tax and other tax matters and also some background to his career where he grew up in Canberra, was in Defence before becoming a lawyer. Henry

is doing a Masters/PHD. Henry runs a \$1.6B investment management company and is also on the Adelaide City Council but says is not in a dominant fraction. He says the bureaucrats take control and going backwards.

Henry described Land Tax a stupid piece of legislation ever written. The changes to Land Tax brought in by the Liberals were ill-conceived and not looking at the impact on property owners. Henry is running as a candidate for Fair Go for Australians, his own party. Henry is also building a skyscraper at 183Mtall called Keystone Apartments at 254 North Terrace, Adelaide which will incorporate a hotel, apartments, conference rooms, etc. This should be finished in 2028.

Henry said that Land Tax is broken unless you see him first. The key is to see him first before your purchase.

Henry talked about state wise there is no exemption for stamp duty if you move property.

Other issue Henry raised was for Tax Rulings, he felt the Commissioner of Taxation makes things up.

Key points Henry raised with regard to Land Tax:
Trusts, Trustees & Beneficiaries

Hold property in separate Trusts

Separate legal & beneficial ownership

A trustee's fiduciary duty = beneficial duty to look after property

A trustee is legal owner but no beneficial entitlement

Refer Trusts Act 1936 Sch2.F

Examples if \$200K worth of property would be \$26,000 worse off

However, \$100K x2 better off (2 people)

Explained various Land Tax issues on value of land as increases

Eg \$4M in a Trust = Land Tax = \$67K

Land Tax under Liberals:

General rate \$0-\$336000

Trust rate \$0-\$25,000

Now:

General rate \$0-\$833,000

Trust rate \$0-\$25,000

Unit Trusts controlled by Unit Holders

Nominate to the Tax Office Income Unit Holders & Capital Unit Holders

Multiple ownerships in equal ownerships

Testamentary Trust – set up so when you die give property to children.

Contact invited by Henry Davis on mobile 0410 466 779

Article by Linda Maton

POAA

Hi Rodney,

I appreciate your frustration re lack of enthusiasm to volunteer to assist in running important associations.

POAA (Property Owners' Association of Australia) is suffering the same problem.

Last year NAB advised that they no longer support cheque a/cs. When I went to find an alternative, they advised me that I was the only remaining signatory & since 2 signatories were needed, they closed the a/c & gave me a bank cheque in favour of POAA. Since POAA has no other bank a/c, I am not able to bank it.

The POAA constitution states that in the event of winding up, any funds should be divided between the member associations, (which includes SA).

Since POAA doesn't have a bank a/c, I have suggested that POAA authorise the funds to be paid into my personal a/c & that I distribute it to members.

NSW & VIC have supported my suggestion. If you are OK with this, please confirm by email.

If you wish to discuss, ring me 07 3378 4991.

Thanks,

Bruce McBryde.

*I have responded yes to the above request to support Bruce's method of funds distribution
Rodney Webb.*

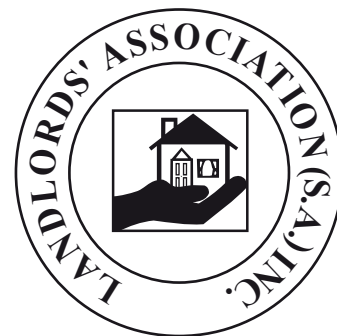
An update post script from Bruce Mc Bryde, POAA president.

Good news, Maria (a committee member) went to a different branch of CBA to find out the progress of our application to open a POAA a/c. They were able to find the application which I had lodged at CBA Indooroopilly and Maria was able to provide the additional information needed to complete our application. A POAA a/c is now open.

Congratulations to Maria. The staff at Indooroopilly CBA wanted me to keep providing more info, promising to let me know the outcome, but responding with the message 'sorry we missed you' with no information on the progress of the application.

The a/c has been opened, the cheque has now been banked and the funds are now cleared.

We now need to decide on the future of POAA. I believe POAA is worth preserving as a body to lobby for fairer treatment of property investors. I believe the current laws at both state and federal level are unfair.



MINUTES OF THE ANNUAL GENERAL MEETING
August 2025
LANDLORDS' ASSOCIATION (S.A.) INC.

DATE:- ___05.08.2025___ at ___7.00___ pm

LOCATION:- ___Fullarton Park Community Centre___

CHAIR PERSON:- ___Marco ARNESE___ was appointed and acted as Chairperson for the meeting.

MINUTE TAKER:- ___Nil___ was used to record the meeting. Minutes compiled next day by Rodney WEBB from memory of events.

PRESENT:-

_____ Marco ARNESE _____ **President** _____ ~~Peter SAVVAS~~ _____ **Vice President**
_____ Nil _____ **Secretary** _____ Nil _____ **Asst Secretary**
_____ ~~Melissa SAVVAS~~ _____ **Treasurer** _____ ~~John WYK~~ _____ **Asst Treasurer**
_____ Stan HERESZTYN _____ **Committee** _____ Linda MATON _____ **Committee**
_____ Arnulf ANDERS _____ **Committee** _____ Nil _____ **Committee**
_____ Nil _____ **Committee**

APOLOGIES:-

_____ John WYK _____

GUEST SPEAKER:-

Detective Brevet Sergeant Mark SHEEHY_of_SAPOL Serious & Organised Crime_Branch_

QUORUM:-

A Quorum was declared as there were ___18___ out of possible ___104___ members present.

MINUTES OF THE PREVIOUS AGM MEETING:-

It was **not** resolved that the Minutes of the Annual General Meeting held on ___17th August 2024___ be accepted as they were not presented or discussed:

Moved _____ **Seconded** _____ **Carried** _____

CORRESPONDENCE IN:- Nil

CORRESPONDENCE OUT:- Nil

REPORTS (All reports should show mover & seconder)

President:- Opened the meeting, welcomed everyone and introduced our guest speaker for the evening.

Marco presented our guest speaker with a bottle of red wine as a token of thank you for his efforts in presenting to the members present the signs of illegal and drug related activities.

Marco discussed the current situation of the Landlords' Association (S.A.) Inc.

Current membership of 104 members.

Finances of \$15,000 in term deposit and approximately \$4,500 plus in the working account.

A desperate effort is in need to revitalize the association's role in supporting the residential landlords of South Australia.

Marco stated the he would not be re-nominating for any committee role and asked that Mario LEUCI chair the meeting.

Moved _____ **No** _____ **Seconded** _____ **No** _____ **Carried** _____

No further reports were presented.

COMMITTEE DISOLUTION and RE-ELECTION:-

At the President's request, Mario LEUCI volunteered as temporary chair-person and offered a vote of thanks to Marco ARNESE for his considerable efforts in steering our association as president, well applauded by the members present. Mario then conducted the election of the new committee in the absence of nomination sheets. A seven member committee was elected with a vacancy of four committee positions still to be filled.

Mr John WYK re-nominated for committee position verbally to the president prior to the AGM. His nomination was accepted.

Mario strongly coerced six members from the floor into becoming committee members, their roles to be decided at a committee meeting to be held on the 12th August, 2025.

Re-nominated and accepted as committee members were:
John WYK, Linda MATON and Stanislaw HERESZTYN.

Four members from the members present elected were:
Arnulf ANDERS, Tess NEWTON, Patricia WEBB and Rodney WEBB.

All committee members were elected unopposed.

GENERAL BUSINESS:-

Mario LEUCI proposed to the members present that he be the association's spokesperson. No opposition was put forward to this proposal.

Financial Transactions for the evening by:- __ Nil __

NEXT MEETING:- to be held at __ Fullarton Park Community Centre __ on __ 4th November, 2025 __

PREVIOUS MEETING MINUTES DATED _____ **CONFIRMED AS AN ACCURATE RECORD OF THE PROCEEDINGS BY CHAIRMAN:-** Not considered

Name _____ **Signed** _____

***MINUTES OF GENERAL MEETING
NOVEMBER 2025
LANDLORDS' ASSOCIATION (S.A.) INC.***

DATE :- ____ 18.11.2025 ____ at ____ 7.04 ____ pm

LOCATION: - ____ Fullarton Park Community Centre ____

CHAIR PERSON: - ____ Rodney WEBB ____ was appointed and acted as Chairperson for the meeting.

PRESENT:-

____ Rodney WEBB ____ **President** ____ Kieran O'LOUGHLIN ____ **Vice President**
 ____ Tess NEWTON ____ **Secretary** ____ Linda MATON ____ **Asst Secretary**
 ____ Patricia WEBB ____ **Treasurer** ____ John WYK ____ **Asst Treasurer**
 ____ Arnulf ANDERS ____ **Committee** ____ Stan HERESZTYN ____ **Committee**
 ____ Michelle PROCTOR ____ **Committee** ____ John RATKE ____ **Committee**
 ____ Anthea MacKENZIE ____ **Committee**

APOLOGIES

PROXIES

____ Tess NEWTON ____ Nil from floor ____

GUEST SPEAKER: -

Mr Henry DAVIS of HLD-Law presenting information on Land and other related Tax matters.

QUORUM: -

A Quorum was declared as there were __20__ out of possible __54__ identified members present.

A Quorum was not declared as there were ____ out of possible __54__ identified members present

AGENDA ITEMS: -

Motion of proposed Constitution changes by Tess NEWTON to be presented by Linda MATON.

Scrutineer for financial transactions:- ____ John WYK ____

MINUTES OF THE PREVIOUS MEETING :-

It was resolved that the Minutes of the Annual General Meeting held on __5th August 2025 ____

Compiled on the 6th August 2025 be accepted as:

a true and accurate record / amended as a true and accurate record.

Moved ____ Rodney WEBB ____ **Seconded** ____ Garry BATOR ____ **Carried** __Yes__

BUSINESS ARISING: - Nil**CORRESPONDENCE IN: -**

1 Postal membership renewal

Email from LCIS, invitation to renew the association's insurance policies.

Moved _____ Patricia WEBB _____ Seconded _____ John WYK _____ Carried _____ Yes _____

CORRESPONDENCE OUT: -

Emailed copies of November General Meeting flyer to members/other parties.

Moved _____ Rodney WEBB _____ Seconded _____ John WYK _____ Carried _____ Yes _____

REPORTS (All reports should show mover & seconder)

President: - Membership in a mess, please use membership number.

Moved _____ Rodney WEBB _____ Seconded _____ Nil _____ Carried _____

Vice President: - Nil

Moved _____ Kieran O'LOUGHLIN _____ Seconded _____ Carried _____

Secretary :- Nil - Apology

Moved _____ Tess NEWTON _____ Seconded _____ Carried _____

Assistant Secretary: -

Presenting Tess Newton's constitution amendment as per agenda item.

Not dealt with due to lack of sufficient time available.

Moved _____ Linda MATON _____ Seconded _____ Carried _____

Treasurer: - As per provided copy of financial reports

November 2023

Income : \$4,500.00

Expenditure : \$0.00

Bank Reconciliation : \$8,648.18

Term Deposit : \$15,000.00

Total Accounts : \$23,648.18

Moved _____ Patricia WEBB _____ Seconded _____ Garry BATOR _____ Carried _____ Yes _____

Assistant Treasurer: - Nil

Moved _____ John WYK _____ Seconded _____ Carried _____

Database :- Nil usage

Moved _____ Rodney WEBB _____ Seconded _____ Carried _____

Committee: - No time available for committee input.

Moved _____ Seconded _____ Carried _____

General Membership: - No time available for membership input.

Moved _____ Seconded _____ Carried _____

GENERAL BUSINESS: - Nil

Financial Transactions for the evening presented to: _____ Patricia WEBB _____

Cash __\$150.00_____ **Credit Card** __\$0.00_____ **Cheque** __\$150.00_____

Scrutineer for the evening:- _____ John WYK _____

NEXT MEETING __to be held at __Fullarton Community Centre__ on __February_3rd_2026__

MEETING CLOSED AT __8.57__ pm

Meeting Minutes of 2025 Annual General Meeting accepted as a correct record of events.

Not dealt with due to no time available.

CHAIRMAN _____

DATE _____

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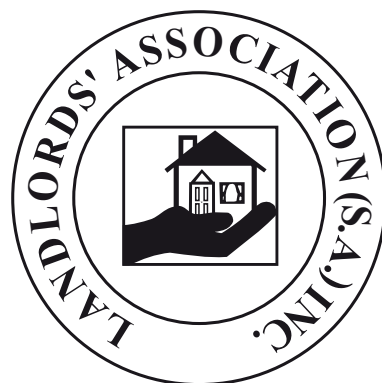
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**CLOSING DATE FOR
MAY 2026 NEWSLETTER****Sunday 28th March, 2026**

ARTICLES, ANNOUNCEMENTS
& OTHER MATERIAL

Please send to:

The Editor
Landlords' Association (S.A.) Inc.
46 Metala Road, Paralowie S.A. 5108
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.

A PUBLICATION OF LANDLORDS' ASSOCIATION (S.A.) INC.

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Vacant **"help please, please, please"**

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GUEST SPEAKER/S DISCLAIMER

The opinions expressed by speakers at our meetings do not necessarily reflect the views or policies of the Landlords' Association (S.A.) Inc.

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 05/05/2026, General Meeting
Tuesday 04/08/2026, Annual General Meeting

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

ADVERTISE YOUR BUSINESS IN OUR NEWSLETTER

A quarterly publication – published February,
May, August (our AGM) and November

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