

LANDLORDS NEWS

VOLUME 160

November 2017

GENERAL MEETING

**Tuesday
7th November 2017**

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

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

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CHARGING TENANTS FOR WATER AND MORE

The Landlords' Association (S.A.) Inc. has recently received a request from a not for profit organisation for input to a submission on the hardships endured by tenants for being charged for water usage.

Whilst this is not a response to their request it is intended to get us thinking about the issue.

Households fall into two categories; those that own (or are working towards owning) their homes and those who rent from the first category.

Let's compare the costs of the two categories of households.

Owners / Purchasers have paid a substantial fee to the state Government on purchasing their property by way of stamp duty and LTO registration fees... could be \$50,000.

They pay emergency services levy (a property tax) each year, at least a few hundred dollars, they pay council rates (also a property tax), say between \$1500 - \$2000, They pay for the

services they use, power, phone/internet, gas, water and sewerage charges (actually another property tax), if the property is let they pay land tax, if they have multiple properties it could be levied at 3.7%, perhaps \$10,000 per annum or more. If the property needs any maintenance, repairs or improvements they need to find the funds to have these attended to.

They could be on a fixed income such as a pension, on a low wage or on a good salary.

Tenants pay for electricity, gas and phone/internet charges. If the landlord bills them they can pay for water charges but not sewerage. Tenants, as much as (perhaps more than) landlords benefit from the services provided by local and state governments but do not pay towards the provision of the services through the various property charges. Tenants produce the sewage, the disposal of which is charged for by SA water but the landlord is required to pay for it. The rubbish which the

GENERAL MEETING GUEST SPEAKER

Our Guest Speaker for this month is Mr Adrian Nippres, a representative of Uniting Communities, on the topic of Water Costs in Tenancies project

MEETING AGENDA

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

tenant produces, the roads which the tenant uses etc. are all paid for by rates paid by the landlord which cannot legally be passed on to the tenant.

Tenants too could be on a fixed income such as a pension, on a low wage or on a good salary.

Another major point of difference is that the tenant pays rent for the exclusive use of the property. It could quite reasonably be argued that this payment compensates the landlord for the other charges the landlord incurs on behalf of the tenant.

On the other side of the ledger though, purchasers can pay a substantial sum in interest, valuation and establishment fees to the financial institution which has in effect funded the property on their behalf. There is no suggestion though, that this payment covers all the local and state government charges imposed on the purchaser.

Rent payments are in the order of (barely) 3% to around 5% of the property value. That return to the landlord is significantly reduced even by non-mortgage costs and is then subject to taxation. Mortgage interest rates are near historical lows but at around 4% – 6% are still higher than gross rental returns.

My point being, that in the main, it costs more to purchase a house than to rent it. Put another way and disregarding other issues such as security of tenure, tenants generally have a smaller financial burden to cover their housing needs than do purchasers. Surely then it is reasonable to expect both purchasers and tenants to take responsibility for the services they consume.

There are obviously personal situations where the State provides support to those citizens who have limited capacity to support themselves, however outside of that situation it is reasonable that the individual consuming a product or service is the one responsible for paying for it. The individual therefor prioritises which services and how much of each of them s/he consumes by personal preference or budgetary constraints.

This principle should apply as much to the purchaser of a property as it does to a tenant.

The charges incurred for water usage are within the control of the user. In most states (SA being an

exception) sewerage rates are linked to water usage for obvious reasons and payment thereof should also be the responsibility of the consumer. In this state where sewerage rates are a property tax (despite what it says on the SA water accounts) this is a little harder to argue.

Whilst this is a long bow to draw at this stage it could be argued that local government rates and emergency services are also charges for which the occupier of the premise should be responsible.

The views expressed in this article are not purported to be those of the Landlords' Association (S.A.) Inc.

John Wyk

MINUTES OF THE ANNUAL GENERAL MEETING

Held 1st of August 2017 at the Fullarton Park Community Centre.

Meeting open at 7:05pm.

Chairperson

Margaret Kohlhagen was appointed and acted as Chairperson for the meeting.

Present

Margaret Kohlhagen	President
Patricia Webb	Treasurer
John Wyk	Assistant Treasurer
Rodney Webb	Committee
Antonia Zotti	Committee
Stan Heresztyn	Committee
Peter Allen	Committee
Members	

Apologies

Amanda Gargula, Peter Koulizos, Stella Salagaras, Anatolij Onishko, Jeff Gray, Jill Zavrl, Theo Balomenos, Katherine Sloan.

A Quorum was declared.

Guest Speakers

Kerry Turnwald and Adam Shaw from Drug Safe SA.

- The report of one of Margaret K's properties was handed out to members. The report was paid by Margaret and not the association.

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.

- Kerry and Adam do methamphetamine testing and building inspections (rent condition report). They were first invited to attend a committee meeting. At an inspection they will also look for building defects, check cladding and flashings, check the roof cavity and do minor repairs (eg change washers).
- The meth test is \$295.00 and the rent condition report is \$220.00. The cost is \$330.00 for both and there is a discount for multiple properties.
- Meth is smoked and the residue impregnates walls, carpets, gyprock, ceilings, insulation, plaster, gaps in timber floors etc. It appears to not impregnate cement floors. Gyprock cannot be painted over if impregnated with meth residue.
- It may cost between \$1500.00 and \$3000.00 per room to clean up the residue. The cost may be covered by insurance, but there may be a limit.
- Inspections can be done before, after or during a tenancy. During a tenancy tenants are advised that it is a routine inspection. The inspection can be carried out a week before the tenant vacates the premises. However new tenants may dispute the results if the test was done at an earlier date before they moved in. A certificate is issued which will stand up in court.
- Some of the signs to look for are burn marks on benchtops, stains in carpets and big brown spots in grass/lawns. There will also be the smell of ammonia and chlorine.
- The swabs are batched and stored by Drug Safe SA. Swab tests may not indicate exactly which drug it is and may be sent to a lab. However there are certain signs which indicate that a meth lab was present at the premises.
- If the use of meth is detected at the premises, the tenants may be taken to court or the damage and repairs may be claimable on insurance.
- There has been no case of a tenant been taken to court in South Australia but there has been a case in Victoria. Police do not want to be involved. Drug Safe SA will not report to the police; it is up to the landlord to contact police.
- Fil F commented that no matter how much evidence a landlord has, SACAT in many cases appears to rule in favour of the tenant.
- Compulsory meth testing is not yet legislated in South Australia.
- If testing is positive, the landlord is obliged to clean the premises to avoid litigation.
- Margaret K has used a forensic cleaner to clean up the blood of an ice addict. It cost between \$1300.00 and \$1500.00.
- More information is available on the Drug Safe SA website.

- The qualifications of Drug Safe SA personnel were discussed. Kerry Turnwald is from New Zealand and has 30 years' experience in the building industry. Kerry has also done pest control. He spent two years in New Zealand training in meth lab testing. The equipment used is from Norway. Drug Safe SA is authorised to issue certificates.

There was further discussion on meth labs after the guest speakers completed their presentation and left the meeting.

- Rodney W has contacted the South Australia Drug Squad and they have accepted to be guest speakers at a future general meeting.
- Antonia Z commented that before engaging a meth testing contractor, to first speak to an Environmental Health Officer from local council. An EHO has advised that certification should be issued by a certified occupational hygienist. The EHO further advised that test swabs should be sent to a testing lab or some companies have a lab in-house. There are guidelines posted on the association's website. Earlier in the year when a committee member contacted police, they advised that there are no swab tests to detect meth. Police use equipment worth about \$30,000.00 to test for meth.
- The guidelines forwarded by the EHO are also posted on the South Australia Drug Squad website. The flowchart from the guidelines was reproduced in the May newsletter.
- Meth is a dangerous drug; in some cases not only must the house be bulldozed but metres of soil removed if the soil is also contaminated.
- Members commented that police appear to not be interested in attending properties where there is still evidence present after the tenants have vacated the premises.
- Louise S commented that police may be working in the background which is not public knowledge. Louise also commented that swab tests stored in-house may not stand up in a court of law as lawyers may argue that the results may have been contaminated.
- Fil F had difficulty in obtaining a police report to state that they had attended one of her rental properties. Fil had to pay a Freedom of Information fee for the report.
- Gayle W commented that police are not interested because the lease is between the landlord and tenant and is considered a civil matter.

Minutes of the previous meeting

It was resolved that the minutes of the May General Meeting held on the 2nd of May 2017 be accepted as a true and accurate record.

Moved: Carlyn Brannigan

Seconded: Gayle Woodward

Business Arising:

Nil.

Correspondence In/Out:

Refer to the committee meetings' minutes on the association's website.

President's Report

- SACAT – Ms Johns is still Presiding Officer and the Deputy is Ms Wendy Wakefield. There has been a change of staff and many of the new members are lawyers. Volunteers are still on hand to help. The SACAT fee has increased to \$71.50.
- Margaret questioned a lease which expired at midnight but vacant possession was granted at midday on the same day. Vacant possessions are at 12:00 midday instead of 10:00am. Members may allow seven days for a vacant possession.
- Waiting times have not improved.
- Check with your insurer if you are covered for damage caused by meth labs. May be covered under 'Breaking the law'. Following a claim, insurance premiums may increase the following year.
- A tenant has two clear days to remove their possessions after a vacant possession order.

Treasurer's Report

As reproduced in the newsletter.

Election of new committee:

Mr Jim Kouzaba was appointed Chairperson and all positions were declared vacant.

President: Margaret Kohlhagen

Moved: Carlyn Brannigan

Seconded: Gayle Woodward

Vice President: Rodney Webb

Moved: Mario Leuci

Seconded: Antonia Zotti

Secretary: Louise Sparks

Moved: Kingsley Newman

Seconded: Rodney Webb

Assistant Secretary: Vacant

Treasurer: Patricia Webb

Moved: Antonia Zotti

Seconded: Jim Kouzaba

Assistant Treasurer: Vacant

Committee:

Stan Heresztyn

John Wyk

Peter Allen

Theo Balomenos

Election of all nominees was carried and the new President took over the Chairperson's role.

New Business

- Jim K asked about smoke detector legislation. Jim received an invoice from a real estate company for smoke detector testing. There is no legal requirement for the testing of smoke detectors by a professional company. The 10 year long-life sealed unit or a hardwired unit are preferable. Smoke detectors with a 9V battery are not suitable as the battery can be easily removed.
- Carlyn B recounted an identity theft case whereby a rental property was sold without the owner's knowledge whilst they were overseas. The owner realised there was a problem when the rent stopped being paid into their account. Margaret K commented that there was a similar case 10-15 years ago and now there are new rules in place which conveyancers must abide by.

Meeting closed at 9.10pm

OUR TENANTS' CHECKLIST

Dear members, for some time a landline phone number of 08 8250 5503 has been available for you to enquire as to the whereabouts of a tenant should you have the need to make contact after a tenancy has terminated. This number has been disconnected as a result of difficulties associated with being connected to the National Broadband Network, the NBN. This "multiple number" service provided by Telstra only cost the association \$6 per month. The same facility is not available with the NBN connection. I feel that the expense of another primary telephone service in order to retain the 08 8250 5503 number is not warranted for the minimal usage that the service is used for. To access our listing please use Patricia's and my home number of 08 8258 6660 for any list enquiries or my personal mobile number of 0408 830 382.

Rodney Webb

PETS IN RENTALS

My personal comments only.

Patricia and I have been landlords since October 1988 and we have had a wide variety of experiences of tenants with pets since then. Such is our experiences that we now advertise a property for rent with one of

the conditions being “No pets including the looking after other peoples’ pets”.

Cats will insist on clawing at and damaging the curtains, vertical drapes and fly screens. Dogs will insist on getting over excited when ever a person ventures onto the property jumping up and clawing down whatever is the dividing surface. Dogs bark incessantly if left alone on the property to the annoyance of other residents in the vicinity unless they are locked inside. We had to let one dog out as the owners were absent for a very lengthy period. Dogs smell, quite an exercise removing that odour after they have left and should they urinate inside, good luck with that one.

Most applicants will insist that their dog is an “outside dog”. Of all our many rentals with dogs only two have been genuine outside dogs, the rest greeted me at the front door before the tenant could respond to my knocking. It was frustrating to find upon final inspection in the absence of the tenant, soccer ball patterns all over the painted walls as a result of the tenant playing ball inside with the dog. The last dog tenancy we had the dog barked continuously eventually forcing the tenant to fit the dog with a special collar that causes the dog discomfort should it bark. Not fair on the neighbours. Should I mention the faeces in the rear yard left to be cleaned up after the tenants have moved on?

Parrot type birds chew things and are not toilet trainable. For terrapins a pond is required and the goldfish bowl tipped over on the carpet rots the underfelt because the moisture is not dried up. The tenant claimed the water was storm related, sorry; we had just had the roof repaired and painted.

One of our members had the task of making a tenant aware that he was in arrears with his rental payments. When she knocked on the front screen door she was greeted by a goat. The tenant remarked that it was a good thing the door was closed as the goat probably would have eaten her jumper.

Enough about pets, we are in the business of renting a residence for human occupation not as an animal shelter.

Rodney Webb.

HOUSING SA BOND GUARANTEES

Patricia and I had a tenant vacate our rental property on 16th May 2017 owing us for both water consumption and rent arrears. Having the forwarding

address for the tenant we posted her a Bond Refund Form, supporting account details and an addressed, stamped envelope for the return of the refund form to us. This did not occur. We lodged a “Silent Bond Refund Form” to Tenancies Branch – Bonds Section.

We received an email from Bonds Section dated the 3rd August 2017 asking us to lodge a refund request. After much frustration caused by being unable to successfully create a required online access account to do this I went to the Tenancies Branch office in Grenfell Street on the 8th August. When I was served I was told that the fact that we had supplied an email address in our original application meant that we had to conduct our dealings online. After indicating and insisting that the email system wasn’t working well for us Bonds section said that they would accept our paperwork application just this once. I presented the paperwork only to be told that as the bond was a Housing SA Bond Guarantee I would have to go to Housing SA to lodge my claim.

No point in arguing so I went to Housing SA in the city. The helpful staff in attendance there were not sure what to do so they copied my paperwork and made a few enquiries internally. The response was that I had to lodge the claim with CBS, Tenancies Branch, Bonds Section and they retained the copies of my lodgement claim.

Back to Bonds section only to be told again that I had to lodge with Housing SA. Well, that was that day shot to pieces.

Back to the 3rd August email, AGD:CBS Bonds claiming that to be able to accept and assess documentation it had to be provided through **iApply**. This we did on the 13th August 2017 along with attachments supporting our claims.

On the 9th August 2017 we received a telephone call from Housing SA office that I had approached stating that the claim was nothing to do with them and said that they would post my document copies back to us. They did, thank you.

The weeks go by and finally on the 27th of September Patricia rang Tenancies Branch. She was told to ring Housing SA on 131299 and upon enquiring her call was transferred to Compliance and Bonds Section only to have the call cut off. Patricia rang 131299 again and was given a phone number, 1300 361 281. Twelve calls to this number each resulted in the recorded blurb quoting office hours then the call terminating.

In frustration we drove into the city and presented (again) at Tenancies Branch office in Grenfell Street.

The staff member assisting us also rang 1300 361 281 only to be cut off also. We were then told that we had to go to a regional office of Housing SA. Their Salisbury office being the closest to home was where we attended and we were well served. Our contact phone numbers were recorded with the promise that we would be contacted in order to resolve this issue. We were telephoned later in the afternoon from Housing SA Bonds section stating that our claim had been cleared and the CBS Bonds had been instructed to release the part of the Bond Guarantee claimed by us. We are hopeful of receiving the money in the first week of October, all that for less than one third of the Bond Guarantee amount.

In my opinion Bonds Section need to address their procedures. A residential tenancy bond is legally required to be lodged with CBS Bonds where it is received, processed, receipted and allocated an identification number. In the case of an Housing SA Bond Guarantee, Housing SA's role is to assess the claim against that guarantee, either accept or reject it and notify Bonds Section of their decision. It is Bonds Section's task to deal with the bond disbursement, not Housing SA.

Rodney Webb.

TENANCIES BRANCH LEASE AGREEMENT FORMS

I have concerns regarding the latest update of both the Periodic Lease Agreement form and the Fixed Term Lease Agreement form. At the bottom of page one of both forms are Yes/No boxes to two questions. "Does the property meet minimum housing standards? (see Housing Improvement Act 2016)" and the other:

"Is there a rent control or order on the property?" I find the first question fraught with danger. If "No" should be ticked what are the implications of acknowledging that such a non compliance with the Housing Improvement Act 2016 exists?

Should "Yes" be ticked and the property is later determined not to comply with the regulations, what are the implications of that statement?

The second question regarding rent control or an order should not be a problem in acknowledging; the landlord concerned should be very aware of any non compliance conditions of the property and be in the process of rectifying the shortfalls.

Rodney Webb.

WELCOME TO OUR NEW MEMBERS SINCE OUR AUGUST 2017 NEWSLETTER

Mr Kingsley NEWMAN
Ms Sue JOHNSON
Ms Catherine COOKSON
Mr Paul & Mrs Michelle GREEN
and welcome back to
Mr Neil SMYTHE
Ms Louise SPARKS

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, Ms Rennah CHEESLEY, Mr Earnest P. K. ROFF, Ms Loretta Ann McIVER, Ms Danielle Joy EARSMAN, Mr Joel Daniel PHILLIPS also known as Daniel JOEL, Ms Melissa PULBROOK, Jess Caleb HENLEY, Mrs Simmone 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.

In response to Rodney's concerns regarding the latest **Tenancies Branch Lease Agreement Forms:**

Section 5 of the Housing Improvement Act 2016 Defines;

Prescribed minimum housing standards

- (1) The Governor may make regulations establishing the standards that must be met for residential premises to be considered safe and suitable for human habitation (the prescribed minimum housing standards).
- (2) Without limiting the generality of subsection (1), regulations made under this section may make provision for or in relation to any of the following:
 - (a) the construction, condition, utility, amenity and situation of premises and any fixtures, fittings or facilities provided with premises;
 - (b) the cleanliness and sanitation of premises and any fixtures, fittings or facilities provided with premises;
 - (c) the alteration, relocation, repair and maintenance of premises and any fixtures, fittings or facilities provided with premises;
 - (d) environmental performance (including water and

energy efficiency) of premises and any fixtures, fittings or facilities provided with premises;

- (e) the dimensions of rooms of premises;
- (f) access to and within premises, and egress from premises;
- (g) toilet, bathroom, laundry and kitchen areas and facilities in premises;
- (h) drainage, ventilation and lighting of premises;

the prescribed minimum standards are set out in Part 3 of the regulations as follows

3—Prescribed minimum housing standards

8—Purpose of Part

This Part establishes the prescribed minimum housing standards for the purposes of section 5 of the Act (being standards that must be met for residential premises to be considered safe and suitable for human habitation).

9—General standards

The following general standards apply to residential premises:

- (a) the residential premises and any fixtures, fittings or other facilities provided with the residential premises—
 - (i) must be in a sound condition and in good repair; and
 - (ii) must not present a health hazard;
- (b) the fixtures, fittings and facilities must be—
 - (i) properly installed; and
 - (ii) fit for the purpose for which those fixtures, fittings or facilities are intended or ordinarily used; and
- (iii) in good working order.

10—Toilet, bathroom, kitchen and laundry areas

The following standards relating to toilet, bathroom, kitchen and laundry areas apply to residential premises:

- (a) the residential premises must be provided with the following items as reasonably required for domestic purposes:
 - (i) a toilet, bath or shower, handbasin, kitchen sink and laundry wash trough or basin;
 - (ii) space, and designated water supply outlets within immediate proximity of that space, for a washing machine;
 - (iii) a wastewater discharge pipe for a washing machine;
 - (iv) an oven and cooktop;
 - (v) adequate kitchen bench space for food preparation;
 - (vi) a food storage cupboard or pantry in or within reasonable proximity of the kitchen;
- (b) each room in the residential premises containing toilet, bathroom, kitchen or laundry facilities must be of such a size, and its facilities so configured, as to allow for ease of movement around, and reasonable access to, the facilities;
- (c) each room containing toilet or bathroom facilities must afford adequate privacy to the user;
- (d) each room containing a toilet must not open directly into a room used or intended to be used for the storage, preparation, cooking or consumption of food unless ventilated by means of an exhaust fan or similar device;

Housing Improvement Regulations

2017—3.4.2017

Part

3—Prescribed minimum housing standards

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This version is not published under the Legislation Revision and Publication Act 2002

[3.4.2017]

- (e) the construction of each room in the residential premises containing toilet, bathroom, kitchen or laundry facilities must comply with the following requirements in respect of waterproofing of walls and floors in such a room:
 - (i) if, in the opinion of the Minister, the construction of the room occurred before the repeal of the Building Act 1971, the construction must comply with the waterproofing requirements that, in the opinion of the Minister, applied in respect of such construction under that Act immediately before its repeal;
 - (ii) if, in the opinion of the Minister, the construction occurred after the repeal of the Building Act 1971—
 - (A) if the construction was the subject of a readily ascertainable approval under the Development Act 1993—the construction must comply with the waterproofing requirements under that approval; or
 - (B) in any other case—the construction must comply with the waterproofing requirements that, in the opinion of the Minister, applied in respect of such construction under the Development Act 1993 at the time of construction.

11—Water supply and sewerage

The following standards relating to water supply and sewerage apply to residential premises:

- (a) the residential premises must have a sufficient and continuously available supply of —
 - (i) hot and cold water plumbed to each bath, shower, handbasin, kitchen sink, laundry wash trough or basin and washing machine water supply outlets; and
 - (ii) cold water plumbed to each toilet;
- (b) the water must be of a suitable quality for its intended purpose and, in the case of water plumbed to a kitchen sink, must be suitable for drinking;
- (c) each toilet, bath, shower, handbasin, kitchen sink, laundry wash trough or basin and washing machine waste water discharge pipe in the residential premises must be plumbed to a drainage system that is capable of disposing of all sewage and waste water from those facilities into—
 - (i) a wastewater system within the meaning of the South Australian Public Health (Wastewater) Regulations 2013; or
 - (ii) any other sewerage infrastructure within the meaning of the Water Industry Act 2012.

12—Electricity and gas

The following standards relating to electricity and gas apply to residential premises:

- (a) the residential premises must have a sufficient and continuously available supply of electricity;

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2017

Prescribed minimum housing standards—Part 3

[3.4.2017] This version is not published under the Legislation Revision and Publication Act 2002 5

- (b) each habitable room in the residential premises and each room containing toilet, bathroom or laundry facilities must have at least 1 electric light fixture and a sufficient number of electrical power points as reasonably required for domestic purposes;
- (c) each electrical installation in the residential premises must comply with the law in force at the time of such installation (whether the Electricity Act 1996 or a corresponding previous enactment);
- (d) each alteration to, or relocation, repair or maintenance of, an electrical installation must comply with the law in force at the time of such alteration, relocation, repair or maintenance (whether the Electricity Act 1996 or a corresponding previous enactment);
- (e) each gas installation in the residential premises must comply with the law in force at the time of such installation (whether the Gas Act 1997 or a corresponding previous enactment);
- (f) each alteration to, or relocation, repair or maintenance of, a gas installation must comply with the law in force at the time of such alteration, relocation, repair or maintenance (whether the Gas Act 1997 or a corresponding previous enactment).

13—Miscellaneous

The following additional standards apply to residential premises:

- (a) each internal wall and ceiling in the residential premises must be constructed of rigid material and form a regular and durable surface;
- (b) the floor to ceiling height in each room in the residential premises must be not less than the minimum floor to ceiling height that, in the opinion of the Minister, applied in respect of such a room under the Building Act 1971 immediately before its repeal;
- (c) any stairs (including the risers and goings and any landings, balustrades and handrails) in the residential premises must—
 - (i) if the construction of the stairs was the subject of a readily ascertainable approval under the Building Act 1971, the Development Act 1993 or a corresponding previous enactment—comply with the building requirements under that approval; or
 - (ii) in any other case—comply with the building requirements that, in the opinion of the Minister, applied in respect of such construction under the law in force at the time of the construction (whether the Building Act 1971, the Development Act 1993 or a corresponding previous enactment);
- (d) each room in the residential premises must be adequately ventilated and lit and, in the case of a habitable room, must be able to be adequately lit by natural light during daylight hours;
- (e) each external door in the residential premises must be fitted with a lock;
- (f) the door to any bedroom in the residential premises occupied under a rooming house agreement within the meaning of the Residential Tenancies Act 1995 must be fitted with a lock;

Housing Improvement Regulations

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Part

3—Prescribed minimum housing standards

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[3.4.2017]

- (g) each external window in the residential premises that is able to be opened or is fixed open must be fitted with a flyscreen;
- (h) each external window in the residential premises that is able to be opened must be fitted with a latch;
- (i) in order for occupants of the residential premises to safely screen visitors, the residential premises must be provided with the following items at the main point of entry to the residential premises:
 - (i) a suitably placed window, lockable screen door, peep-hole, security chain, or intercom system;
 - (ii) an external light fitting;
- (j) the residential premises must have a clothesline, clothes dryer or some other clothes drying facility;
- (k) the residential premises must be fitted with smoke alarms in accordance with regulation 76B of the Development Regulations 2008;
- (l) any swimming pool on the grounds of the residential premises must comply with the requirements relating to swimming pool safety features under section 71AA of the Development Act 1993;
- (m) the footings must provide effective structural support to the residential premises;
- (n) the residential premises must be reasonably draught proof and weatherproof;
- (o) the residential premises must be reasonably free from moisture and damp (whether caused by ground moisture, rain or other precipitation or defective plumbing or drainage);
- (p) the grounds of the residential premises must be effectively drained;
- (q) the residential premises and its grounds must be maintained to prevent—
 - (i) accumulation of rubbish; and
 - (ii) fire hazard; and
 - (iii) infestation by vermin;
- (r) the residential premises must be safely accessible to pedestrians from a public road

The residential Tenancies Act, in Division 7, I think places a lower standard of obligation on the landlord in relation to the state of repair of the premises.

68—Landlord's obligation to repair

- (1) It is a term of a residential tenancy agreement that the landlord—
 - (a) will ensure that the premises, and ancillary property, are in a reasonable state of repair at the beginning of the tenancy and will keep them in a reasonable state of repair having regard to their age, character and prospective life; and
 - (b) will comply with statutory requirements affecting the premises.

Regards, John Wyk.

LANDLORDS' ASSOCIATION (S.A.) INC.

Financial Statement of Income and Expenditure

For the Period July 1st 2017 until Sept 30th 2017 Only

Prepared by Patricia WEBB Treasurer for period

INVESTMENT ACCOUNT TERM DEPOSIT AS AT June 30th 2017	\$47,143.87
Interest from Investment due on 10th Jan 2017	\$1,284.44
Transfer in from Cheque Account	\$1,571.69
Matures on 16th March 2018	

\$50,000.00

INCOME FOR JUL, AUG & UP UNTIL 30th SEPT - YEAR 2017-2018

MEMBER RENEWALS FOR 2017-2018	\$6,400.00
NEW MEMBERS	\$400.00
NEWSLETTER ADVERTISING	\$50.00

\$6,850.00

LESS EXPENDITURE FOR JULY, AUG & UP UNTIL 30th SEPT 2017-2018

Insurance - Professional Indemnity	\$0.00	Due Nov 2017
Insurance - Public Liability	\$0.00	Due Nov 2017
Insurance of Voluntary Workers	\$0.00	Due Nov 2017
Meeting costs	\$88.40	
Merchant fees	\$53.19	
Newsletter Printing	\$554.00	
P O Box Cost	\$0.00	Due March 2018
Postage of Newsletter	\$200.00	
Rental Office & Amenities	\$1,587.00	
Stationery	\$200.00	
Telephone Calls, Reimbursements	\$21.61	
II NetPhone, Mobile Fax Phone.	\$254.87	
Website Maintenance	\$240.00	
Refund of Overpayment made in June 2016-17	\$300.00	

\$3,539.07

CHQ ACC BAL BROUGHT FORWARD FROM 30th JUNE 2017 ACTUAL BAL	\$18,021.45
INCOME FOR 2016/17	\$6,850.00
EXPENDITURE 2016/17	\$3,539.07

CHEQUE ACCOUNT BALANCE AS AT

\$21,332.38

INVESTMENT ACCOUNT BALANCE AS AT TODAY

\$50,000.00

TOTAL ACCOUNTS

\$71,332.38

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*These companies have committed to advertising
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as a collective organisation to demonstrate some
commitment to them.*

*Please note: The Landlords' Association (S.A.) Inc.
does not take responsibility or endorse any
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CLOSING DATE FOR FEBRUARY 2018 NEWSLETTER

Sunday 31st December 2017

ARTICLES, ANNOUNCEMENTS
& OTHER MATERIAL

Please send to:

The Editor
Landlords' Association of (S.A.) Inc.
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.

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

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PKF KENNEDY



Listening. Understanding. Supporting.

Whether you are a developer, a real estate agent, or are looking for assistance with large property syndication or a small rental property, PKF Kennedy can help you. We work closely with our clients to provide expert and tailored services to help them understand the myriad of opportunities and challenges within the Real Estate Industry.

Join us for interactive property discussions in the PKF Boardroom from 6pm, led by managing partner, Dom Cosentino. PKF Kennedy Adelaide specialists will review taxation and proper structures set up for investment properties.

- | | |
|----------|--|
| 11 April | What is the <i>real</i> cost of an Investment property? |
| 20 June | Structures and Properties - What structure should my investment property have? |
| 19 Sept | Investment Properties and Tax Savings |

For more information or to RSVP:
e: reception@pkfkennedy.com.au
t: (08) 8373 5588
w: pkf.com.au/Locations/Adelaide

FUTURE MEETING DATES

Tuesday 06/02/2018

Tuesday 01/05/2018

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

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