

LANDLORDS NEWS

VOLUME 168

November 2019

ANNUAL GENERAL MEETING

**Tuesday
5th November 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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DEAR MEMBERS

Dear Members, the election of our Landlords' Association (S.A.) Inc. committee for the 2019-2020 year has left the position of President vacant. Our past president of many years has kindly volunteered as Vice President on the understanding that she really does not have the volunteer hours available to offer to the President's role. The Vice President's role is stated in our constitution as:

13. Vice President.

The Vice President shall assist the President in his/her duties and his/her absence from any meeting shall carry out at that meeting the duties of the President with the full authority of the President.

This means that in the absence of a President the Vice President now heads our committee. This is not sustainable due to Margaret's heavy personal business workload.

I write this article with "cap in hand" and ask please that we receive a nomination from our membership to be our fearless leader.

*Rodney Webb,
Secretary.*



GENERAL MEETING GUEST SPEAKER

Our Guest Speaker: The Honourable John Darley MLC has kindly accepted our invitation to be our November guest speaker.

I strongly urge our membership to attend our General Meeting to hear a presentation by John regarding land tax issues.

Rodney Webb.

MEETING AGENDA

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

AN IMPORTANT MESSAGE FROM THE TREASURER

I feel the need to convey to all un-financial Members who I recently sent an email to advising them of their un-financial status, that I was not deliberately being BLUNT, as one person relayed back to me that I was. It was never my intention to be blunt or rude, just doing my job letting Members know the situation and also saying that of course they are not obliged to remain Members.

Apart from that, please, if you are paying your membership fees by EFT insert your Membership Number firstly and then your name on the transaction. I have no idea who you are and who is paying if you don't. The Banks will not tell me who paid the money, therefore I cannot issue a receipt to you or update your Membership. At the bottom of the screen when making the EFT transfer there is a section to insert the email address of the recipient of your funds transfer. Please use treasurer@landlords.org.au as that will help the current treasurer.

This will be any un-financial Member's last Newsletter so I am taking this opportunity to also thank you for your support in the past.

Regards

Patricia Webb

Treasurer for Landlords' Association (S.A.) Inc.

Mr Matt Deighton Editor at The Advertiser

Dear Sir,

I wish to express my concern regarding the implemented revaluation of properties and the proposed land tax changes. The amalgamation of properties will result in greater financial burden to property owners of this state.

It will in turn impact adversely both commercial and residential tenants having to pay increased rent as a result.

Of particular interest to me is the residential sector of the industry. Revaluation is already causing substantial council rates increases.

A pensioner in one of those properties is and will continue to be under financial stress. Their pension has not increased, nor has the service they receive. In essence, they will be paying more for less. Tenants will be faced with rent increases, whilst their wages remain the same and in some cases they could become under-employed.

Landlords provide an essential service in this state. They can only continue to do so in an equitable and sustainable environment.

Let's keep in mind that a residential landlord provides much needed housing to people, that otherwise would have to be provided by the government. As a landlord with decades of involvement in the industry, I urge every property owner to contact their Member of Parliament and express their concern.

We must not be punished for a crime we did not commit. If one does the crime they must do the time. We worked hard for our nest egg; let us enjoy it in peace and let us consume the fruit of our hard work and sacrifices. Hands off our nest egg!

Kind regards,

Mario Leuci

of Highbury

Ph: 0422 908 128

mleuci@hotmail.com

SMOKE ALARMS

I was contacted by one of our members with a query regarding maintenance of smoke alarms as he was offered the service of a routine maintenance of his smoke alarms presented in such a way that implied it was a legal requirement. I had this same circumstance a couple of times quite a few years ago and contacted the South Australian Metropolitan Fire Service (SAMFS) for a definitive answer to the scenario. The fact that those incidents were over ten years ago I checked again in case there had been changes to legislation.

Mr Philip Evans from the SAMFS was a very informative guest speaker at our Annual General Meeting in August so I made contact with him to answer my question, his reply was.

Hello Rodney,

Thank you for your enquiry. I hope this email finds you well.

You are correct, there is no legislation in South Australia that specifies a maintenance regime for domestic smoke alarms.

The servicing that we encourage follows the advice from the manufacturers. It's important to remember only working smoking alarms save lives.

It is also important to remember the smoke alarm is protecting the property. Early warning of a fire means the occupant can deal with the situation quickly. Consequently the damage bill will likely be much less and the property can therefore be occupied again much sooner.

An alarm that is not cleaned or tested regularly may become faulty without the occupant realising it.

An alarm that has reached its 10 year lifespan may stop functioning correctly, again with the occupant not realising it.

The servicing is to ensure the alarms are always in good working order and within their serviceable life.

I hope this information has helped.

Kind regards,

Philip Evans

*Community Engagement Officer | South Australian
Metropolitan Fire Service*

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T 08 8204 3652 | F 08 8204 3781

M 0400 106 894 | E Phil.Evans@sa.gov.au

AN OVERVIEW OF PROPERTY TITLES IN SA

In South Australia there are three main types of property ownership and titles of the land / property. These are Torrens Title, Strata Title and Community Titles.

Torrens Title usually refers to a single property on a piece of land, such as a home. Owners are responsible for all maintenance, insurances, rates and taxes.

Owners in **Community Title Schemes** properties share some of the costs and responsibilities.

There are two types of community titles available in SA.

- Community Schemes
- Community Strata Schemes

The plan identifies whether it is a community scheme or a community strata scheme.

The plan for a **Community Scheme** divides the land into community lots and common property.

In a **Community Strata Scheme** the plan refers to strata lots and lot subsidiaries.

Most residential properties are a primary scheme, but properties with mixed uses may have two or three schemes.

Strata Title (Residential)

No new developments will be Strata Title. Only ones already established will stay.

Each group has its own Strata Corporation (like a company). All owners are members and must obey the rules of their corporation. It is responsible for the maintenance and repairs of the common areas. Some of its functions can be delegated to a management committee and they may appoint a strata manager to assist. The corporation can make rules. Common property is held in trust by the strata corporation for all unit owners. Owners must maintain what is their own units. The officers of the Strata Corporation must have a Presiding Officer, a secretary and a treasurer. (Appointed at AGM). Community and Community Strata are managed in a similar way to Strata.

The Powers of the Strata Corporation

- Borrow money, maintain bank accounts and invest surplus funds.
- Enter into contracts e.g. gardening or painting
- Levy maintenance payments against unit owners
- Require unit owner to carry out necessary work
- Organise building insurance and public liability insurance. Also a fidelity guarantee insurance. (Owners and tenants contents are not covered so occupiers may need to take out their own insurance.)

When I bought my first investment unit in 2000 I had no understanding of what strata was and how it worked. It seems that most new buyers of these

types of properties are the same as I was, even now. I was told by the agent when I bought, that all repairs and maintenance would be done for me. That is very simplistic. Purchasers often do not know that, as well as their mortgage and other bills, they have to pay fees each quarter to their strata. Often our Strata management company has had to explain all this to new owners. Frequently at AGMs some owners express their anger at having to pay strata fees which are used for all units' repairs etc. like a leaking roof, new fences, stormwater/sewerage systems blockages.

I learned from Margaret Kohlhagen, our Vice President, at a WEA session about renting my properties. Thank you. I joined the Landlords Association (S.A.) Inc., and was given a kit of forms by Rodney Webb and was guided on how to rent out my unit. Mostly now I self- manage my units instead of paying an agent. This saves me lots of money and I develop strong friendships with most of my tenants.

Of course over 20 years things have changed in many areas. For landlords and tenants, the government now has a very useful and extensive web site to guide us. We can now very quickly, by phone or email have our questions answered.

The Landlords' Association (S.A.) Inc. are excited to soon have a new web site too, to replace our present one. Many thanks to all who helped with up to date information. *Liz Dingle, Committee.*

Legal Services Commission: They have published two booklets with extremely detailed information. They are available on request. Phone: 1300 366 424 Tenancies Branch, SA Government, Rebecca of Best Strata.

AN ACCOLADE DESERVED

Patricia and I have been refurbishing a duplex for reletting which required some serious carpet attention. Required was salvage a portion of carpet from the lounge area to replace a torn section in a passage and a new carpet for the lounge and dining common room. I contacted our advertiser in the newsletter, Cetta Carpet Services to seek their service. Frank Cetta answered my call and arranged to inspect the property promptly and measured the new carpet requirement and assessed the replacement of the torn passage carpet with a

salvaged piece of existing carpet. He also made a suggestion how to best finish off the ceramic floor tiling that would adjoin the carpet. Over a "cuppa" a quote was provided and readily accepted with the arrangement to carry out the work in a week's times, 9.00am start.

Frank and his son, Paolo, arrived ten minutes early and had the job completed by early afternoon. They also "steam" cleaned the existing carpets in the two bedrooms and the passage. Best of all was the removal of the trodden in blue tack in the second bedroom, something that I couldn't achieve. We were very pleased the final result which actually exceeded our expectations. Thanks Frank and Paolo.

Patricia and Rodney Webb.



RIP

Belatedly we bring you the news of
the death of Mr. Peter Woolman.

Peter and his wife, Shona,
have been members for 14 years.

May he rest in peace and our sincere
condolences to Shona and also
to all their families.

Rodney Webb on behalf of all of our membership



Body Corporate Management Strata and Community Titles

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*Whenever you need specific products or services,
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our newsletter.*

*These companies have committed to advertising
in our newsletter and in kind it is a courtesy for us
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
of the products or services.*

*Let us know of the outcome if you use any
of the listed products or services.*

**CLOSING DATE FOR
FEBRUARY 2020 NEWSLETTER****Saturday 28th December 2019**

ARTICLES, ANNOUNCEMENTS
& OTHER MATERIAL

Please send to:

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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.

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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 04/02/2020
Tuesday 07/05/2020

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

ADVERTISE YOUR BUSINESS IN OUR NEWSLETTER

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