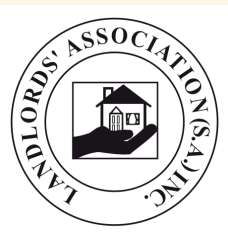


LANDLORDS NEWS

ISSUE 188

November 2026

LANDLORDS' ASSOCIATION (S.A.) INC.



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CHRISTMAS EDITION

Welcome to the Christmas edition newsletter. Christmas greetings to members, wishing you an enjoyable festive season. We have a responsibility to be cognizant of tenants needs particularly at this time of year when financial constraints increase. We as landlords contribute a beneficial role in the housing market. If there were no private landlords the onus would rest with the government to supply and manage all rental properties.

THE IMPORTANCE OF A VALID LEASE

A written tenancy agreement records the terms agreed between a landlord and tenant. The agreement can be useful supporting evidence if a dispute about rent arrears or another tenancy issue needs to go to SACAT.

There is a process to access the tenancy tribunal involving serving documentation to the tenant and then applying to the tribunal. It is in fact a legal process and needs to be complied with fully if you wish for a successful outcome. In an instance of unpaid rent, water rates, or property damage, a Form 5 breach notice must be served on the tenant via post, in person or email. Unpaid rent must be 14 days in arrears before serving the Form 5 notice. This Form can be downloaded from the internet from the Consumer and business services website (S.A. government)

Should the breach not be remedied by the tenant after the specified number of days on the Form 5, an application can then be made to the tenancy tribunal. Include a written tenancy agreement where available, along with SACAT's other required documents and any applicable fee.

NEXT GENERAL MEETING

Tuesday 3 November 2026

Tuesday 2 March 2027

Fullarton Park Community Centre
411 Fullarton Road, Fullarton SA 5063

Guest landlords are always welcome

MEMBER ASSISTANCE

John Wyk

0419 804 509

office@landlords.org.au

My personal experience of this occurred a number of years ago when a tenant was continually missing rental payments. After allowing some leeway- but for too long I served a breach notice. The tenant did not comply with bringing rent up to date and so I took the case to the tribunal. It takes some time for an application to process through the tribunal, and after 2 weeks when the tenant was further behind in rent, the Tribunal judge ordered a payment plan for the tenant. This was complied with for a time, however rent remained in arrears as the plan did not bring rent up to date. Finally on a second hearing, a different Tribunal judge ordered an eviction notice.

Recommendation: If you have a rogue tenant don't allow too much leeway. Act swiftly if a tenant isn't complying as the tribunal process is laborious and takes time. Ensure the lease agreement is valid and current. Lease forms can be downloaded from the CBS. S.A. government website, and other non government lease forms are available, which are also valid. And keep accurate records of your tenants rental payments.

SHORT TERM RENTAL CHANGES IN SOUTH AUSTRALIA

The South Australian government intends to introduce a register of short-term rental accommodation properties as part of its ongoing efforts to address South Australia's rental shortage.

Consultation began 17 September 2026, including with booking platforms such as AirBnB and Stayz, to determine the final scope of the register and consider further reforms including a Code of Conduct for short-term rental properties to better mitigate impacts such as noise complaints for nearby residents. In response to 'A Better Deal for Renters', South Australia undertook a parliamentary inquiry into short stay rental accommodation. The inquiry examined the impacts of platforms such as Airbnb and Stayz on housing affordability,

neighbourhood amenity, tourism and considered the need for regulatory oversight.

Short stay accommodation has become an increasingly important issue in South Australia because of concerns that properties are being diverted from the long-term rental market into tourism accommodation. The establishment of a register for these properties will enable the state government to support both a thriving short-term rental market that supports our state's tourism needs and enable levers for government to address long-term rental supply imbalances by having greater oversight.

INTERESTED IN HISTORY? LEARN ABOUT SOME SOUTH AUSTRALIAN HERITAGE ICONS

The National Trust of South Australia conserves, manages and promotes the state's built, natural and cultural heritage. It does so as a community based not for profit, non government organisation. Founded in 1955 under an act of Parliament, as a non government entity, it relies solely on community generosity through grants, donations, membership fees and sponsorship. The organisation has many places to explore across South Australia. They range from stately historic homes to beautiful nature reserves. Each place has its own story for discovery.

One of the significant historic homes in Adelaide is Beaumont House, built in 1849 as the first home for Adelaide's first Anglican Bishop. The house has a Mediterranean character. Beaumont House Open Day Tours are on the 1st Sunday of each month (except January) from 2pm - 4.30pm, and at other times by arrangement.

Phone: 0468 866 492

A NEW APP TO MAKE INSPECTIONS EASY



Three notice periods, one front door: SA's entry rules on a page

If you manage your own rental in South Australia, there isn't one notice rule for going into the property. There are several, and they don't match. Two days for a repair. One to two weeks to check a breach has been fixed. One to four weeks for a routine inspection.

Mix them up and a visit you were entitled to make becomes one your tenant can refuse. Here is each one, as the SA Government sets it out.

Why you're entering	Notice you need to give	Limits
Emergency, such as a fire or burst pipe	None	Any time
Routine inspection	7 to 28 days, in writing, naming a window of up to 2 hours	No more than 4 a year, unless SACAT orders otherwise
Repairs and maintenance	At least 48 hours, or whenever your tenant asks you to come	
Garden maintenance	7 to 14 days in writing, or a time arranged with your tenant in the 7 days before, or when your tenant asks	
Checking a breach has been fixed	7 to 14 days in writing on Form 2, after a breach notice	
Showing prospective tenants	Reasonable notice	Last 28 days of the tenancy, a reasonable number of times
Showing prospective buyers	A time agreed with your tenant	No more than twice in 7 days unless you both agree
Any other genuine purpose	7 to 14 days in writing, or your tenant's consent	

SA'S ENTRY RULES (CONTINUED)

Three things sit across the whole table.

Normal hours. Apart from an emergency, or a visit your tenant has asked for, entry has to fall between 8am and 8pm, and not on a Sunday or a public holiday.

Your tenant can ask to be there. If they do, you need to make a reasonable effort to find a time that suits you both. That doesn't apply to emergencies or breach checks.

Photos have their own rule. To publish photos or video taken during an inspection or a showing, you need to have told your tenant in writing at least 7 days before you enter. To take any photo or video that captures their personal belongings, you need that notice and their written consent as well.

The routine inspection is where most people slip. It has the longest window, so a notice sent six weeks ahead is as invalid as one sent three days ahead. It is the only one where the notice has to name a window of up to 2 hours. And it is capped at four a year.

Keep this page somewhere you'll find it. Or let Roost Inspect carry the inspection row for you: it checks your notice against South Australia's rules before an inspection is scheduled, then guides you room by room and keeps your photos and notes in one report.

Sign up - first inspection free, plus a bonus launch credit

Roost Inspect is a rental-inspection app built for self-managing Australian landlords - room-by-room guidance, photos and notes in one report, and your state's rules built in. www.roost-home.com

General information for South Australian landlords, not legal advice. Rules checked against the sources below on 7 October 2026.

SA Government, Landlord's right of entry (updated 25 May 2026): sa.gov.au

Residential Tenancies Act 1995 (SA), section 72: legislation.sa.gov.au

Residential Tenancies Regulations 2025 (SA), regulation 21 (photos and video): legislation.sa.gov.au

SA Law Handbook, The landlord's right of entry, Residential Tenancies Act 1995 s.72: lawhandbook.sa.gov.au

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CETTA CARPET SERVICES

Cetta Carpet Services is a family owned and operated Adelaide business that boasts over 36 years of experience in the industry. At Cetta Carpet Services we always provide our customers with the highest standard of service.

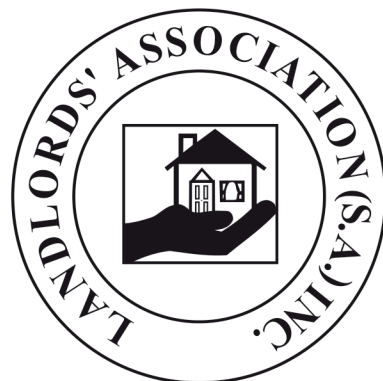
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in our newsletter and in kind it is a courtesy for us
as a collective organisation to demonstrate some
commitment to them.*

*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.*

NEWSLETTER ARTICLES, ANNOUNCEMENTS & OTHER MATERIAL

Please send to:

The Editor
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46 Metala Road, Paralowie S.A. 5108
or Email to: lasa.info@landlords.org.au

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 03/11/2026, General Meeting
Tuesday 02/03/2027, 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*

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