

LANDLORDS' ASSOCIATION (S.A.) INC.
MINUTES OF 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.
- 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: John Wyk

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