

LANDLORDS' ASSOCIATION (S.A.) INC.
MINUTES OF COMMITTEE MEETING
Held 3rd of July 2017 at 33 Pirie St Adelaide SA 5000

Meeting commenced at 18:44.

Present

Rodney Webb	Membership Officer
Patricia Webb	Treasurer
Antonia Zotti	Newsletter Editor
Stan Heresztyn	Committee Member
Theo Balomenos	Assistant Secretary (asked to be excused early)
Stella Salagaras	Committee Member
Peter Allen	Committee Member

Apologies

John Wyk
Margaret Kohlhagen

A Quorum was declared.

Chairperson

Stella Salagaras

Minute Taker

Antonia Zotti

Minutes From Previous Meeting

It was resolved that the minutes of the committee meeting held on the 5th of June 2017 be accepted as a true and accurate record.

Moved: Antonia Zotti

Seconded: Patricia Webb

Business Arising From Previous Meeting

- **Drug Safe SA** – Antonia questioned Drug Safe SA's method for testing meth. When Amanda spoke to police earlier this year, Amanda was told that there is no swab test to check for meth. Antonia to follow up with the Environmental Health Officer in her local council.
- Margaret will engage Drug Safe SA to conduct a test at a rental property before inviting Kerry and Adam as guest speakers at the August AGM. More information is required before the concept can be presented to our members. Pending.
- **Water invoices.** Rodney contacted ESCOSA and was told that they do not make the legislation and to contact Members of Parliament. Rodney will wait for Amanda to return from holidays before contacting their Member of Parliament. Pending.
- **lasa.info@landlords.org.au enquires.** John to follow up a query regarding a SACAT order. Damages of \$20,000.00 were dismissed by SACAT. Margaret suggested that the landlord appeal. John to follow up initial query. Closed.
- **LASA business cards.** The cards have been printed and some were distributed among the committee.
- **Advertising invoices.** Terri Scheer Insurance and cooper@realty have cancelled their adverting. About Town Locksmith invoice still outstanding. To be followed up with Margaret and in the meantime the advert will remain in the newsletter.
- **Thank you letter.** The final prototype was received by Committee members and approved. Rodney to use the thank you letter for future membership resignations.

- **Landlords' Kit.** Updating of the Form 2 example (back page) and kit contents sheet need to be finalised for the kit and the website. Pending. Form 2 changed on the 3rd of July 2017. Antonia to update the handy links document on the LASA website.
- **Margaret's report.** Rent.com.au – lends bond to tenants. Margaret to investigate further. Pending.
- **Bounced email from 24/4/17.** There are still three email addresses outstanding. Antonia to send Rodney a list. 'No email address' is to be recorded under email address for members that have been contacted and do not have an email address. Pending.
- Brooks smoke alarm pick up arrangement – member picked up a smoke alarm; no \$5.00. Rodney to follow up with Brooks. Pending.
- **Missing tenants list.** Melissa Graham from Mario Leuci and Ms Erin Larkin from Jenny Carollo emailed around 25/4/17. Pending.
- **SACAT survey.** Margaret recommended that committee members complete the online survey. Stella and Antonia completed the survey.
- **Advertising costs.** A two tier schedule was discussed; one tier for black and white and one for colour. Antonia to set down a schedule and send to committee members. Further assessment required.

Correspondence In

CBS – Changes to residential tenancies legislation

CBS Connect – June 2017

Change of address from Nick Chehade

cooper@realty – cancelled advertising in newsletter

Email from Bruce McBryde regarding the reactivation of POAA

Email from Damian Allison regarding Property Management Reforms

Email from innQuest – Property Management Software

Email from Jack Eskenazi

Email from Mark Mezgec (Printer) regarding LASA business cards

Email from Mine2Manage

Email from POANSW – ATO cracks down on holiday letting expense claims and deductions

Email from POAVIC regarding land tax

lasa.info@landlords.org.au queries

Newsletter from Mills Oakley Lawyers

Receipt from iiNet

Rent invoice

Rent review notice from Epworth Building

SACAT News

Terri Scheer – to cancel advertising in newsletter

Updates from Property Owners' Association of NSW Inc

Updates from Shelter SA – Housing Matters

Correspondence Out

Email to Mark Mezgec (Printer) regarding LASA business cards

Replies to lasa.info@landlords.org.au queries

Reply to Bruce McBryde regarding the reactivation of POAA

Reply to Damian Allison regarding Property Management Reforms

Thank you email to Terri Scheer

Various email asking for permission to reproduce articles in the August newsletter

Reports/New Business

- SACAT fee has increased to \$71.50. Stella commented that landlords are forever hit with increasing fees. A scheme should be established by the government whereby landlords are compensated for placing low-income earners in private housing. Stella to follow up when she returns from overseas.
- Housing Improvement Act 2016 and Housing Improvement Regulations 2017 under the Housing Improvement Act 2016. Antonia questioned if both documents are part of the amended Act. Both are to be posted on the LASA website.

- Jack’s email referring to landlord travel claims denied. Rodney to contact Bruce McBryde.
- **Newsletter 12 or 16 pages.** It was decided to retain the 16 pages. Newsletter envelopes are required by the 13/7/17.
- **Non-financial members.** Patti to print reminder invoices to send out with the August newsletter. Antonia to print AGM nomination forms.
- **Re-activation POAA.** Discussion pending.
- **Mine2Manage** is cloud-based real estate software. The committee decided it was not viable for the majority of our members.
- **Rental review.** The new rent is \$438.50 plus GST (an increase of 3%). Antonia questioned the short notice given. The notice was given 28/6/17 and the invoice with the increase was issued on the same day. The office is leased on monthly basis. John suggested that we negotiate a contract. Rodney commented that commercial contracts are expensive and in most cases must be drawn up by a solicitor. Patti to follow up with Mikaela.
- **lasa.info query.** Rodney to follow up with a non-member (Dean) who had an insurance query and enquired about becoming a member.
- **Water query.** If who pays for the water is not specified in the lease; nothing can be done until the lease expires. Antonia questioned the validity of the statement. According to the RTA 1995 Division 11-Statutory charges;
73—Statutory charges
(1) It is a term of a residential tenancy agreement that the landlord must bear all statutory charges imposed in respect of the premises.

(2) However, the following provisions apply subject to subsections (3) and (4):
(a) rates and charges for water supply are to be borne as agreed between the landlord and tenant;

(b) in the absence of an agreement—
(i) if the supply of water to the premises is separately metered—rates and charges for water supply are to be borne by the tenant; and
(ii) in any other case—rates and charges for water supply are to be borne by the landlord.
- **Shelter SA update – Pickle App.** Will Shelter SA take over a lease agreement if private housing is provided to a homeless person. Peter to follow up.

Financial Report

It was resolved that the financial report for June 2017 be accepted as a true and accurate record.

Moved: Patricia Webb

Seconded: Peter Allen

Mark Cain accidentally paid \$300.00 into the LASA account. When Patti tried to return the funds, the account number was incorrect and LASA was charged a DE Reject Return Fee of \$2.50. Mark Cain is not renewing his membership. The committee decided that the \$300.00 be returned minus the \$2.50 fee.

Meeting closed at 20:22.

Signed as a true and correct record. President.....Date.....

Secretary.....Date.....