

**MINUTES OF MAY GENERAL MEETING**  
**LANDLORDS' ASSOCIATION**  
**Held 3<sup>rd</sup> May 2016 at Fullarton Pk Community Centre**  
**Meeting commenced at 7-05pm**

**PRESENT**

Margaret Kohlhagen	President
Jack Eskenazi	Secretary
Rodney Webb	Membership Officer
Patricia Webb	Treasurer
Theo Balomenos	Assistant Secretary (by proxy to Antonia Zotti)
Antonia Zotti	Newsletter editor
John Wyk	Assistant Treasurer
Stan Heresztyn	Committee Member

The sign in register shows a quorum was present at the meeting.

**CHAIRPERSON**

Jack Eskenazi chaired the meeting.

**APOLOGIES**

A & S Falco, A Anders, M Kelly, P Allen, B Stopp, J Kotyla

**GUEST SPEAKER**

The selected guest speaker was unable to attend and Jack Eskenazi gave a talk on **How to select Tenants**. Notes will be available in the next newsletter. In effect, it is important to make as many informed enquiries as possible, check the ID of the tenant, check that the landlord giving the reference is the real landlord and not a friend, talk to the applicant to get a gut feeling and see if your enquiries match what the applicant said.

**MANUALS**

Gerhard Schurer advised that he has made up an operating manual for each property and advised tenants that they would be charged \$50 if lost. The manual contains instructions on use of appliances, watering, plants, brochures from the police etc. It also includes photos and an explanation of the landlord's requirements. He has also installed a carbon monoxide monitor for the safety of tenants. This could be advantageous to landlords who have combustion heaters or open fires in the case of vents blocking.

**PRESIDENT'S REPORT**

Margaret has been quite active behind the scenes with SACAT and is lobbying very strongly for any injustice. Currently, there is one tribunal member who has indicated that landlords issuing Form 2 need to give 6 days notice if posted on a Thursday and 8 days notice if posted on a Friday. Margaret has quite rightly argued that the legislation has not been changed and we can still work on the existing legislation. She has also demonstrated that the mail that she has received from the government has been delivered in 24 hours. More information will be available to members once the matter is determined. Margaret also agreed with Jack's suggestion that landlords attend some inspections with their property managers and to read inspection reports, in particular, attend to repairs promptly.

**SECRETARY'S REPORT**

Jack has been submitting articles to the Advertiser and they have been published in the rental pages – this gives the association more exposure.

Jack reiterated that you cannot enforce a condition in the lease if it contravenes the legislation, even if the tenant agrees and signs accordingly. The tenant can, at any time, seek an order for a refund and the landlord can also be fined.

Replacement of light globes is deemed to be a landlord's responsibility, so do not put such a maintenance clause in your agreement.

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**FINANCIAL REPORT**

The financial report was submitted & circulated and accepted as a correct record.

UNANIMOUS

**MINUTES**

Minutes of the previous general meeting (2/2/16) were accepted as a true and correct record. UNANIMOUS

**OTHER BUSINESS**

Mario Leuci advised that he had had a rodent problem in a property where the tenants had been residing for quite some time. Margaret advised that the landlord is responsible for the first 3 months of the tenancy and then it is the tenant's responsibility. The landlord is responsible for plugging up holes to prevent the entry of vermin etc.

There was discussion regarding the issuing of Form 2 notices by email – Jack and Margaret had different views and further investigation will occur.

Meeting closed at 9-10pm

Signed as a true and correct record

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President

Date.....

.....  
Secretary