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Advocating for the rights and interests of all landlords in SA to create a balanced and fair rental environment.



LANDLORDS'
ASSOCIATION (S.A.) INC.



General Meeting

6th May Arrive 6:50 for
7pm start.

Fullarton Park Community
Centre
411 Fullarton Road Fullarton,
SA 5063 Parkview Room

Jennifer Game

*Leader of the One Nation
Party*

*will be our guest speaker
and will talk about LAND
TAX*

Can Centrelink pay a tenant's rent direct to a private Landlord?

By Marco Arnese
President

Landlord to give to
Centrelink

The answer is yes. First a landlord will have to register with Centrelink, and they'll give the landlord a CRN (Customer Reference Number). The system is called Centrepay. Centrelink is currently undergoing reforms. It is advised to check with them regarding this system. There were 2 ways to set up Centrepay:

1. There's a form to fill in by the tenant and the

2. The tenant can do it online, and the landlord will need to provide their CRN number to the tenant.

The tenant can cancel or change it at any time. Deductions can only be for rent, nothing else. There's a fee of 99 cents that gets deducted from each ...

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President's Report

Marco Arnese



Dear Fellow Landlords,
We all have a very important decision to make shortly—one that will have significant consequences for our future. So, use your vote wisely!

I would like to remind members of recent national political issues affecting landlords to help you make a more informed decision. A report from National Cabinet, chaired by the Labor Prime Minister Anthony Albanese back in 2023, titled “A Better Deal for Renters”, was the main catalyst for changes to state Residential Tenancy Laws. Then, we had the Greens pushing for rent freezes and caps on rent increases—essentially consistent anti-landlord legislation.

As a result of these two major developments, we are now stuck with the following situation:

1. A prohibition on asking tenants certain information
2. Reduced rights for landlords to take possession of their own property
3. Restrictions on landlords negotiating the terms of their leases (e.g. pet clauses and the inability to allow a fixed-term lease to simply end at the agreed time)

At the last general meeting, I went through the first half of the Landlords Kit, which was sent to all members. If you did not receive it, please let me know! We will be reviewing the second half at our next meeting. The kit discusses, in relative detail, issues around:

1. Whether your house conforms to minimum housing standards
2. Prohibited questions in application forms
3. Considerations when selecting a tenant and signing a lease
4. Forms to issue during a tenancy
5. Forms to issue at the end of a lease, including grounds for termination
6. General information about SACAT, dealing with abandoned property, penalties and expiations for non-compliance, and rooming houses

One thing we did discuss was the use of deadlocks in all properties (rental and personal). The legislation states that: *External doors must be fitted with a lock that can be operated with a key from the outside and unlocked from the inside without a key.* This makes traditional deadlocks (as shown on the next page

President's Report Continued

technically illegal. If you lock a deadlock from the inside with a key, and there's a fire, you would need a key to exit—posing a serious safety risk. While it might seem unlikely that people lock them from the inside, it's important that you're aware of this legislative requirement.



Another major change in the kit concerns the application form. Remember: certain questions are prohibited, and if you're caught asking them, there are hefty penalties. Using our association's application form ensures full legal

compliance.

The committee is also in the process of preparing a submission to the Select Committee on the Short Stay Accommodation Sector. If you're interested, I can forward you the Terms of Reference so you can contribute.

Any arguments against further regulation in this sector would be welcomed. If you have input, please let me know before the next general meeting.

It has also come to my attention that RentRight (the official tenant advocacy service) is now sharing the same floor as SACAT. This raises a host of potential conflict-of-interest concerns, which the Association will be lobbying to address.

Finally, Jennifer Game, leader of the South Australian One Nation Party, will be discussing her party's proposed land tax legislation—legislation they plan to introduce if they win the balance of power at the next state election. She apologised for being unable to attend our

last meeting.

See you then,
Keep fighting!

Can Centrelink pay a tenant's rent direct to a private landlord?

...continued from front page

...payment to landlord, that's not allowed to get charged to tenant. If the rent is split between 2 tenants then the 99 c will be deducted from each payment. The landlord receives an email each time there is a payment made or the tenant changes or cancels the rent payment. There is also a statement sent at the end of each month. Links to the system called Centrepay are below. In order to get updated information regarding Centrepay please refer to the Centrepay website.

What Centrepay is - Centrepay - Services Australia

<https://www.servicesaustralia.gov.au/what-centrepay?context=22366>

How to apply for Centrepay for Businesses - Centrepay for businesses - Services

Can Centrelink pay a tenant's rent direct to a private landlord?

Australia

<https://www.servicesaustralia.gov.au/how-to-apply-for-centrepay-for-businesses?context=23256>

Centrepay reform -
Centrepay for businesses -
Services Australia

www.servicesaustralia.gov.au/centrepay-reform?context=23256

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Rising Costs in SA: Why Empathy can be a Smart Landlord Strategy

In the past, I have been a strong advocate for keeping rents in line with market value. I still am. However, it is clear that South Australians are facing mounting financial pressure, with Adelaide now among the most expensive capitals to live in.

Rising rents, fuel, food, and energy costs are stretching household budgets—and as landlords, we must be aware of how this affects our tenants and, ultimately, our investments.

While the tight rental market supports higher asking rents, increasing rent to full market value isn't always the best choice. Financially stressed tenants are more likely to vacate or fall behind in payments, leading to costly turnover, vacancy periods

and potential tribunal proceedings. By contrast, long-term tenants paying slightly below market value often prove more reliable and less costly over time.

Empathetic, strategic landlords retain good tenants by balancing fair rent increases with open communication.

It's about managing investments with foresight—recognising that stable income and minimal disruption usually deliver better returns than chasing the top dollar.

As the cost-of-living crisis continues, the Association encourages landlords to act with care, apply evidence-based decisions, and help ease pressure on renters while protecting their own financial interests. This approach not only strengthens landlord-tenant relationships, but also ensures a more stable, sustainable rental market for everyone.

Peter Savvas
Vice President

More Member Benefits!

Our committee is proud to continue supporting members by offering benefits that support YOU!



RENTAL LISTING

Advertise for rent on
realestate.com, domain.com, plus 11 other websites **\$145**

OR

Advertise for rent on domain.com,
plus 11 other websites **\$55**

SALE LISTING

Sale listing **\$450 plus listing price**

CONTACT: MARCO
PRESIDENT@LANDLORDS.ORG.AU

Members Only | Please have member number ready



Making informed tenant selections at the start of a lease is crucial for a successful tenancy. While previous landlord references are vital, consulting the TICA National Tenancy database is also beneficial.

This service is regularly utilized by real estate professionals. Your Association has subscribed to TICA, and the first two-member search requests are **FREE** within the annual subscription.

Additional searches can be Requested at a discounted rate of
\$18.70 each for 1-3 searches and
\$16.50 each for 4 or more searches. A TICA report details the applicant's tenant history, international criminal record, and tribunal records.

Requesting a search is simple—complete the TICA application form, attach 100 points of ID for the applicant, and send it to john.wyk@landlords.org.au. We'll handle the rest, providing a report promptly within 2 business days.

Understanding the Causes Behind the Housing Crisis – and What It Means for You

By Peter Savvas
Vice President



Dear Members,

As landlords and investors, staying ahead of the curve is vital—and right now, that means understanding the real drivers behind Australia's worsening housing crisis. While the headlines often focus on surface-level issues, digging deeper gives us a clearer picture of how government policy, planning bottlenecks, and demographic changes are all playing a part in shaping the landscape we operate in.

A recent article on [realestate.com.au](https://www.realestate.com.au) shed light on several key factors contributing to the current crisis.

along with what they mean for you as property owners and investors.

1. Chronic Shortage of New Housing

Despite the government's ambitious target of building 1.2 million new homes over five years, we're simply not building enough. A combination of labor shortages, high material costs, drawn-out planning approvals, and rising interest rates is making it harder for developers to deliver homes at scale.

What it means for you:

A lack of supply means rental properties remain in high demand. This tight market supports rising rents and low vacancy rates—but it also increases scrutiny on landlords. Maintaining compliance and managing tenant relationships professionally is more important than ever.

2. Tax Settings and Market Incentives

Policies like negative gearing and capital gains tax discounts have long supported private investment in residential

property. However, these settings are now under review in political circles, with some arguing they contribute to rising house prices.

What it means for you:

We need to stay vigilant. Any changes to these policies could significantly impact investor behaviour. The Association is keeping a close eye on this space, and we will advocate strongly to protect your interests if reforms are proposed.

3. Demographic Pressures and the "Empty Nester" Effect

An aging population is also having an impact. Many older Australians remain in large family homes long after their children have left—reducing the availability of appropriately sized housing stock for younger families and first-home buyers.

What it means for you:

Long-term investment strategy may benefit from focusing on adaptable housing—such as well-located townhouses, villas, or smaller homes that could meet the future downsizer market. Flexibility is key.



Landlords' Association (SA) Inc offers its members access to CoreLogic's RP Data service.

CoreLogic's RP Data software emerges as a game-changer for landlords and residential property investors, offering an array of benefits that elevate property management and investment strategies. With real-time access to comprehensive property data, landlords gain a competitive advantage in making informed decisions. RP Data simplifies the rental market landscape, providing crucial insights into tenant histories and market trends.

For landlords, the software facilitates accurate property valuation and optimal rental pricing for increased returns. Investors, on the other hand, benefit from predictive analytics that pinpoint emerging opportunities and potential risks, allowing for strategic portfolio adjustments. RP Data streamlines the due diligence process, providing a thorough understanding of an area's growth potential and investment viability.

In an industry where timing is crucial, CoreLogic's RP Data empowers landlords and residential property investors to stay ahead, optimizing their returns and navigating the ever-evolving real estate market with confidence and precision.

Click [HERE](#) to access your FREE reports and see the full Ts& Cs



Don't forget to check out our website!

Go to landlords.org.au



Click [HERE](https://landlords.org.au) to see our full range of member benefits or visit our website and click on the membership tab at the top of the page landlords.org.au.

We are proud to be partnering with Roach Corporate Law and SA Debt Recovery Services to support our members who require legal and debt recovery services.

Members will now receive:

1. \$300/hr + GST for consultation and/or for legal work (Non-members \$450+)
2. Letter of demand (part of debt recovery process) for \$100
3. Legal representation at magistrate court - as per magistrate court costing schedule.

Email president@landlords.org.au and have your membership number ready!

GENERAL MEETING AGENDA ITEMS

- MEETING OPENING AND WELCOME
- APOLOGIES
- GUEST SPEAKER
- MINUTES OF THE PREVIOUS MEETING
- BUSINESS ARISING FROM MINUTES
- PRESIDENT'S REPORT
- GENERAL BUSINESS
- CLOSE MEETING

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YouTube



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