



## Tenancies

### Breaching a lease

Are you aware of the laws when it comes to breaching a lease in South Australia? Consumer and Business Services (CBS) provides advice on these matters:

**Landlords** are breaching the lease if they:

- don't respect a tenant's peace, comfort or privacy, including not giving the right notice of entry - e.g. to do repairs or entering the garden and shed
- don't maintain the property to a reasonable condition
- try to change the conditions to the lease agreement without the tenant's consent.

The tenant can give a legal notice to the landlord, which identifies the problem and advises that if it is not fixed by the date provided, at least seven full days, the tenancy will end, and the tenant will move out. They do this by issuing a notice to landlord to remedy breach of agreement (312.2 KB PDF).

**Tenants** are breaching a lease agreement if they:

- fall more than 14 days behind in the rent (full or part rent)
- cause or allow damage
- cause or allow the comfort, peace and privacy of other people to be disturbed
- don't keep the property reasonably clean
- allow the property to be used illegally
- don't comply with other lawful conditions included on the lease.

The landlord can give the tenant a legal notice that identifies the problem and the date the tenant needs to leave the property if the problem is not fixed. They do this by issuing a notice to tenant to remedy breach of agreement (238.7 KB PDF).

*Courtesy of the South Australian Government's website.*

*More information [here](#).*

### Check your bond status

Parties to a bond can track a bond through CBS's 'check bond status' online service. You can check whether a bond is lodged or track the progress of a bond claim.

It is compulsory for registered agents to use Residential Bonds Online (RBO). Landlords or proprietors who don't use RBO can still manage bonds manually.

*Courtesy of the South Australian Government's website.*

*More information [here](#).*

## Consumer and Business Services (CBS)

### New website

CBS has launched a new website. Check it out [here!](#)

### Compliance at CBS - underquoting

It is against the law to list a property for sale with an advertised price that is less than the agent estimates the property to sell for, or a price less than the vendor is willing to accept, with the goal to attract a larger amount of potential buyers. This practice is called underquoting.

CBS has been running an underquoting campaign to make it clear to those involved in the property industry that underquoting is **illegal**. The campaign was launched in September 2018 and has led to **over 30 alleged reports** of underquoting being investigated.

*Read more about underquoting on the CBS website, [here](#).*

## Licensing and registration

### Property management reforms

From 28 September 2019, all employees of a licensed land agent currently working in property management [will be required to be registered with CBS](#) as a property manager. An additional 4 units of competency will need to be completed for sales representatives to be eligible for application for a property manager registration with CBS from 1 February 2019. [Enrol](#) in the [Sales Representative upgrade to Property Manager](#) course for \$395 today.

CBS has advised that applicants who get in early will not be financially disadvantaged when applying.

[See our website for more information.](#)

### Digital licences

The South Australia government has introduced an app - 'mySA Gov' - which enables occupational licence holders, including land agents and sales representatives, to digitise their licence. The introduction of the app provides a convenient and secure way to store your licence on your phone or tablet.

*More information on the CBS website, [here](#).*



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