



### CPD COURSES

#### **Castle Hill**

Sales & Prop Mgmt

**Thu 6th Aug**

#### **Northern Beaches**

Sales & Prop Mgmt

**Wed 12th Aug**

#### **Ballina**

Sales & Prop Mgmt (AM)  
or Strata (PM)

**Mon 17th Aug**

#### **Sydney**

Strata

**Thu 20th Aug**

#### **Sydney**

Sales (AM) or  
Prop Mgmt (PM)

**Fri 21st Aug**

#### **Sydney**

Commercial & Retail  
Sales & Leasing

**Wed 26th Aug**

#### **Albury**

Sales & Prop Mgmt

**Tue 1st Sep**

#### **Wagga Wagga**

Stock & Station (AM) or  
Sales & Prop Mgmt (PM)

**Wed 2nd Sep**

## New Strata Laws.....Really !

The New South Wales Government has released draft legislation for the new Strata reforms. The Strata Schemes Management Bill 2015 and the Strata Schemes Development Bill 2015 have been made public and can now be viewed on the New South Wales Fair Trading website. Fair Trading are inviting comments and any views on the current drafts prior to the Bills being introduced into Parliament.

The Strata Schemes Management Bill 2015 has been designed to bring the Strata Schemes Management Act 1996 into today's strata living society. With more people than ever living, buying and working within strata, the legislation is aimed at assisting in the management of strata schemes and the management of disputes within them. These needed to be brought into line with the society that needs it.

Some of the key changes include:

- new processes to help ensure building defects are addressed earlier in the life of the building and keeping builders and developers financially accountable for a deposit bond to cover identified defects;
- by-law reforms for issues such as pets, and improvements to lots and car parking;
- increasing transparency and, to a certain extent, accountability of strata managers;
- allowing for modern forms of communication in an attempt to increase lot owner participation in schemes
- changing the name of Executive Committee to Strata Committee and the Sinking Fund to the Capital Works Fund.

For those involved in the strata industry, there has been a long wait for these reforms to come to fruition (the initial Fair Trading discussion paper was released in November 2012). However, there will still be a significant wait for these laws to be passed through both Houses of Parliament, which only means further speculation on which sections of the Bill will be accepted and passed.

One point of contention that has been highlighted throughout the media over the last 12-18 months, is the change to the laws on collective sales and renewals of strata schemes. The Strata Schemes Development Bill 2015 proposes for changes to the approval for collective sales/renewals. Currently, the law states that for an owners corporation to agree to a collective sale there must be a unanimous decision for the move. Going forward, the Bill provides for approval

## **CPD 2 HOUR SEMINARS**

(8am - 10am unless otherwise specified)

**Full 12 points!!**

**Newcastle**

Trust Accounting

**Fri 7th Aug**

**Parramatta**

Trust Accounting

**Mon 10th Aug**

**Sydney**

Strata

**Thu 13th Aug**

**Bankstown**

Sales & Prop Mgmt

**Thu 13th Aug**

**Campbelltown**

Sales & Prop Mgmt

**Tue 18th Aug**

**Gosford**

Sales & Prop Mgmt

**Thu 20th Aug**

**Wollongong**

Trust Accounting

**Tue 25th Aug**

**Parramatta**

Sales & Prop Mgmt

**Tue 25th Aug**

**Goulburn**

Trust Accounting

**Fri 28th Aug**

**Wollongong**

Sales & Prop Mgmt

**Wed 16th Sep**

**Sydney**

Trust Accounting

**Fri 18th Sep**

on a majority of 75% basis, essentially meaning that there may be people who could be forced into selling their lot because the majority of the lot owners have decided to do so under the collective sale/renewal rules. There has also been some conjecture within the media regarding those who do not wish to sell but are forced to that there will be some level of compensation. Compensation is not quite the right word to be applied in full, as a developer will be required to purchase the lots at market cost and compensate the lot owners for removal costs.

Every strata managing agent and every lot owner should read through the "Outline of Provisions" – or at least the first ten pages of the proposed Bills, as these highlight the major changes. If you feel that there are areas that you should make comment to Fair Trading, you have until 12 August 2015 to do so, and you need to send your comments and feedback to [policy@finance.nsw.gov.au](mailto:policy@finance.nsw.gov.au)

Til next time,

Wishing you every success in your business ventures,

Rosy Sullivan

**USI**

If you are a student studying nationally-recognised training at a Registered Training Organisation like the Australian College of Professionals (ACOP) you are required to have a Unique Student Identifier from 1st January 2015. The USI will give you ongoing access to your records and results, so they are always available if you choose to enrol in further training or need to show a future employer.

You can create your USI here: <http://www.usi.gov.au/create-your-USI/Pages/default.aspx>

**Have you ever thought about being a trainer?**

ACOP are working in collaboration with another Registered Training Organisation to offer the

**Cert IV in Training and Assessment - TAE40110.**

This is the essential qualification required if you want to be a trainer in the adult vocational industry.

Why not expand your skills and knowledge and add that extra string to your bow and enhance your future career options.

**Course Brochure**

**[www.acop.edu.au](http://www.acop.edu.au)  
[enquiries@acop.edu.au](mailto:enquiries@acop.edu.au)**

## CERTIFICATE OF REGISTRATION COURSES

### Penrith

(Dist Ed + 1 day workshop)

**Fri 14th Aug**

### Sydney

**Mon 17th – Wed 19th Aug**

### Ballina

(Dist Ed + 1 day workshop)

**Tue 18th Aug**

### Newcastle

(Dist Ed + 1 day workshop)

**Fri 21st Aug**

### Sydney

(Dist Ed + 2 day workshop)

**Sat 22nd – Sun 23rd Aug**

### Albury

(Dist Ed + 1 day workshop)

**Mon 31st Aug**

### Castle Hill

**Mon 31st Aug–Wed 2nd Sep**

## FINANCE AND MORTGAGE BROKING COURSES

### Cert IV in Finance & Mortgage Broking Sydney

**Mon 10th - Wed 12th Aug**

### Dip of Finance & Mort Broking Mgmt

Upgrade for existing Cert IV holders

### Sydney

**Thu 13th - Fri 14th Aug**

## News from the Office

The last couple of weeks in the office have been a bit empty after we bid farewell to some of our staff members who have taken off on their holidays. Dominique travelled up to Byron Bay for the Splendour in the Grass Music Festival; Sarah has set off to Thailand escaping the winter chill for a sunny holiday and our Training Manager, Fearnie, has left for a 3 month journey to North America and Europe! We wish our travelling staff members safe travels.

Over the past fortnight, Rosy was preoccupied with the organisation of the annual fundraising gala dinner for one her favourite charities, the Manly Women's Shelter. The Christmas in July gala function was held at the St Pats Estate in Manly and was a great success. It raised much needed funds for the not-for-profit shelter. A full article about the fundraiser can be found online on pages 10 and 16 of the digital edition (29 July) of the Manly Daily. Rosy is now back at her desk focusing on the College.

Meanwhile, the college has held CPD training courses throughout NSW, which is always a great opportunity to see all our returning students. We also held our Commercial and Retail Sales and Leasing skills course which was absolutely fantastic and we had great feedback from our students. Check our Course Calendar to see when the next course is coming up! Other courses around the traps were Certificate of Registration in Parramatta, courses in Ballina, Goulburn, Castle Hill, Randwick, Newcastle and Northmead.

As well, we held our first ever Certificate of Registration Distance +1 Day workshop down in Jindabyne which was a hit – even it was a little cold! Our trainer Jane was so pleased with the students and this course, hopefully we will be returning there soon.

## 2 Hr Trust Accounting Regional Seminars

Do you need a quick refresher course to update your Trust Accounting knowledge?

**7th Aug  
28th Aug**

**Newcastle  
Goulburn**

**25th Aug  
16th Oct**

**Wollongong  
Tamworth**

*Full 12 CPD points. Pre-reading required.*

## Social Media



## Property Licence Courses

**Experienced Agents  
Property Licence  
Program  
Castle Hill**

**Mon 7th - Fri 11th Sep**

**Trust Accounting  
Castle Hill**

**Mon 7th - Wed 9th Sep**

**Property Management  
Castle Hill**

**Wed 9th - Fri 11th Sep**

**Business Broking  
Agency Practices  
Sydney**

**Thu 1st - Fri 2nd Oct**

**Sales for Real Estate  
Sydney**

**Tue 22nd - Fri 25th Sep**

**Strata Management  
Agency Practices  
Sydney**

**Tue 1st - Fri 4th Sep**

**Stock & Station  
Agency Practices  
Sydney**

**Mon 2nd - Fri 6th Nov**

**Financial Management  
Sydney**

**Wed 7th - Thu 8th Oct**

**Staff Management  
Sydney**

**Wed 14th - Thu 15th Oct**

**Auctioneer  
Accreditation Sydney**  
**Fri 18th Sep**

## Is it Time You Upgraded to Your Licence?

ACOP runs an Experienced Agents Property Licence Program which, in conjunction with Recognition of Prior Learning (RPL) assessment, will enable you to complete your Real Estate Licence qualification in 5 days with take home assessments.

We will also assist you with completion and submission of your licence application to NSW Fair Trading free of charge.

### Free Assessment

Send us your resume & copies of any qualification transcripts you may have for a free and confidential preliminary RPL assessment.



Online CPD now available for Real Estate Sales, Property Management, Commercial & Retail Sales & Leasing, Business Broking, Strata, Stock and Station and On-site Residential Property Management.

# \$99



**Australian College  
of Professionals**

The College trainers will be conducting Certificate of Registration and CPD courses in city and country areas of NSW in 2014.

Ring 1300 88 48 10 to book

or

visit our website - [www.acop.edu.au](http://www.acop.edu.au)

Customised and in-house CPD courses are available.  
We come to you!

Real Estate, Strata, Business Broking,  
On-site Residential or Stock & Station.

