



### CPD COURSES

**Sydney**

Strata

**Fri 30th Oct**

**Blue Mountains**

Sales & Prop Mgmt

**Thu 5th Nov**

**Sydney**

Business Broking

**Thu 5th Nov**

**Batemans Bay**

Sales & Prop Mgmt (AM)  
or On-site Residential

**Fri 6th Nov**

**Castle Hill**

Sales & Prop Mgmt

**Fri 6th Nov**

**Bathurst**

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

**Mon 9th Nov**

**Sydney**

Sales (AM) or  
Prop Mgmt (PM)

**Thu 19th Nov**

**Coffs Harbour**

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

**Fri 20th Nov**

**Dee Why**

Sales & Prop Mgmt

**Thu 26th Nov**

## Solar Panels

Over the years, our trainers have been asked about solar panels and whether a landlord can claim the reduced electricity rebate. The questions are still coming, so it never hurts to have another look at the legislation and case law to see if there have been any changes or clarification on matters such as these.

In 2013 the College wrote a newsletter that explored the options for landlords wanting to take advantage of the Solar Bonus Scheme (SBS). This states that under a standard Residential Tenancy Agreement, the electricity is paid for by the tenant under an electricity account in the tenant's name. Unfortunately for landlords, payments from the SBS go to the person whose name is on the energy bill, which in this case is the tenant. Adding to the landlord's woes, under the SBS, when the name on the electricity account changes, the payments decrease to the minimum 20c per KW hour. For some landlords, this is a third of what they might have been earning from the scheme previously. In other words, if the landlord opts for a standard form residential tenancy agreement, they will lose their bonus payments.

So, if you are a landlord in this position, looking to hold on to your SBS payments, they are left with these two possible options:

1. The landlord could amend the tenancy agreement to include electricity usage in the rental price of your property, meaning it is up to the tenant to enter into a contract for the supply of electricity to the property. However, this is fraught with dangers, because if the landlord sets the rent too low, there is the chance that the tenants will use way more electricity than you factored in to the rental price leaving you well out of pocket. On the other hand, if the landlord sets the rent too high to avoid this scenario, they may price themselves out of the market.
2. Alternatively, the landlord could bill the tenants separately for electricity and keep the bonus payments for your solar panels, but only if such an arrangement was agreed upon in the lease. The Electricity Supply Act 1995 (NSW) provides in section 72 that Landlords may impose a charge for electricity supplied to a tenant if the supply is measured by a separate meter and the

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

## **CPD 2 HOUR SEMINARS**

(8am - 10am unless otherwise specified)  
Pre-reading required.

**Full 12 points!!**

### **Newcastle**

Sales & Prop Mgmt

**Tue 27th Oct**

### **Parramatta**

Strata

**Thu 29th Oct**

### **Parramatta**

Sales & Prop Mgmt

**Tue 10th Nov**

### **Gosford**

Trust Accounting

**Thu 12th Nov**

### **Penrith**

Sales & Prop Mgmt

**Fri 20th Nov**

### **Sydney**

Trust Accounting

**Fri 20th Nov**

### **Campbelltown**

Sales & Prop Mgmt

**Wed 25th Nov**

### **Castle Hill**

Sales & Prop Mgmt

**Fri 27th Nov**

### **Sydney**

Strata

**Mon 30th Nov**

### **Bankstown**

Sales & Prop Mgmt

**Tue 1st Dec**

### **Gosford**

Sales & Prop Mgmt

**Wed 9th Dec**

charge imposed does not exceed the market price of electricity at the time or an amount prescribed by the Regulations. It would appear that this is the best option for NSW landlords.

Later in 2013 a case was heard in the CTTT (now known as NCAT) that dealt with a tenancy dispute, part of which included a dispute by the tenant about paying for their electricity when the bill was in the name of the landlord. The landlord received the rebate and passed on the lower rate for consumption to the tenants. The tenant's disputed that because the account was not in their name, they should not have to pay the account. The Tribunal found that because the property was separately metered and the tenants had actually consumed the electricity, they were liable to pay the accounts. This outcome at the Tribunal shows that there is a way for the rebate to be claimed by the landlord, but it obviously comes with some difficult logistical issues, and these would need to be reflected in the Residential Tenancy Agreement.

Til next time,

Wishing you every success in your business ventures,

Rosy Sullivan

## **Stock & Station Agency Practices Course**

for existing Real Estate, Strata and  
Business Broking Licensees

**Monday 2nd to Friday 6th November**

**Sydney CBD**

## **Strata Management Practices Course**

for existing Real Estate, Stock & Station and  
Business Broking Licensees

**Tuesday 10 to Friday 13th November**

**Sydney CBD**

**Check out our website**

**and the new photos of  
the ACOP team.**

**Click here to Meet the Team**

# CERTIFICATE OF REGISTRATION COURSES

## Castle Hill

**Mon 2nd – Wed 4th Nov**

# Batemans Bay

(Dist Ed + 1 day workshop)

**Thu 5th Nov**

## Bathurst

(Dist Ed + 1 day workshop)

**Tue 10th Nov**

# Sydney

**Mon 16th – Wed 18th Nov**

## Coffs Harbour

(Dist Ed + 1 day workshop)

**Thu 19th Nov**

# Sydney

(Dist Ed + 2 day workshop)

**Sat 21st – Sun 22nd Nov**

## Gosford

(Dist Ed + 1 day workshop)

**Mon 23rd Nov**

# FINANCE AND MORTGAGE BROKING COURSES

## Cert IV in Finance & Mortgage Broking Sydney

**Mon 23rd - Wed 25th Nov**

## Dip of Finance & Mort Broking Mgmt

## Upgrade for existing Cert IV holders

# Sydney

**Thu 26th - Fri 27th Nov**

## News from the Office

It's been a quiet fortnight here in the office as a few of the ACOP team members (Rosy, John, Megan and Sam) travelled up to Thailand for a nice relaxing cocktail and sun filled holiday. It's so good, however, to have them back here with us working away, and we're pleased to know that they definitely didn't forget about us over in Thailand as they brought back some special gifts for everyone.

This week we added not just one, but two new members to our team. Garry, who will be training our CPD courses in regional NSW areas, and Vanessa who will be training in our Sydney CBD office and surrounding suburbs. We are delighted to have these great people join our team and I think everyone can agree they fit in perfectly and are already a part of our ACOP family.

Now onto our training courses for the past few weeks. We started off with our Certificate IV in Finance and Mortgage Broking which was a great class and our trainer Darryl was extremely thrilled with all of his students. We also had our CPD training seminars here in Sydney CBD, regional Sydney and around NSW. Both our corporate and public courses were exceptional, so exceptional in fact that we ended up adding a new CPD training course in Gunnedah! As well as CPD, we also held our Sydney CBD Certificate of Registration course which everyone in the office can agree that we always love to see and help new people join the real estate and strata industry. We had a great group of people this week and we wish them all the best for their future endeavours.

# CPD

**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**

## Social Media



## Property Licence Courses

### Experienced Agents Property Licence Program Parramatta

Mon 9th - Fri 13th Nov

### Trust Accounting Parramatta

Mon 9th - Wed 11th Nov

### Property Management Parramatta

Wed 11th - Fri 13th Nov

### Business Broking Agency Practices Sydney

Thu 10th - Fri 11th Dec

### Sales for Real Estate Sydney

Tue 17th - Fri 20th Nov

### Strata Management Agency Practices Sydney

Tue 10th - Fri 13th Nov

### Stock & Station Agency Practices Sydney

Mon 2nd - Fri 6th Nov

### Financial Management Sydney

Wed 27th - Thu 28th Jan

### Staff Management Sydney

Mon 1st - Tue 2nd Feb

### Auctioneer Accreditation Sydney

Fri 4th Dec

## Do you want a Real Estate Licence?

- ✓ Are you 15 years old or over?
- ✓ Are you no longer at school?
- ✓ Are you living or working in NSW?
- ✓ Are you an Australian citizen, Australian permanent resident, Australian permanent humanitarian visa holder or New Zealand citizen?

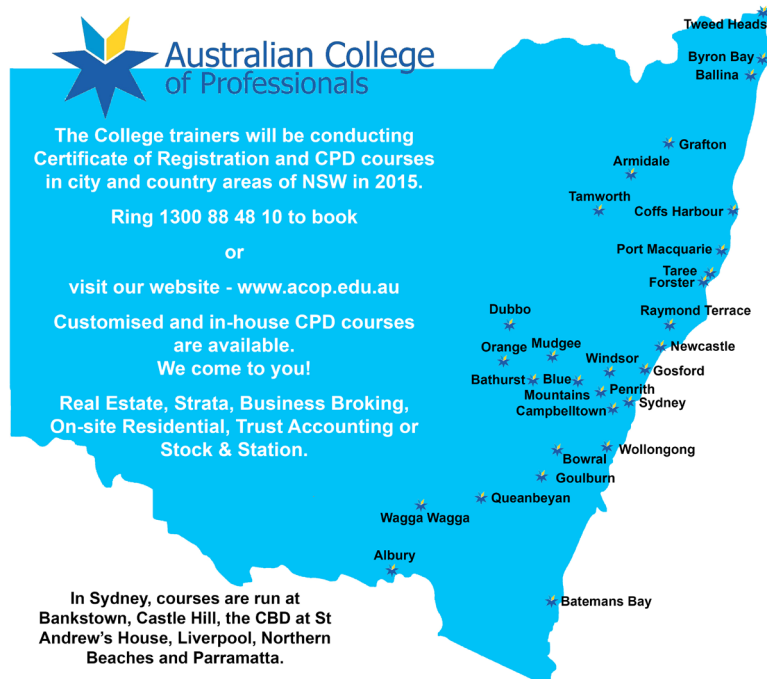
If you answered YES to the above questions, you will be eligible for **government funding**.

### Free Assessment

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

Complete the

## Eligibility Survey



**Australian College of Professionals**

The College trainers will be conducting Certificate of Registration and CPD courses in city and country areas of NSW in 2015.

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, Trust Accounting or Stock & Station.

In Sydney, courses are run at Bankstown, Castle Hill, the CBD at St Andrew's House, Liverpool, Northern Beaches and Parramatta.

Locations marked on the map include: Tweed Heads, Byron Bay, Ballina, Grafton, Armidale, Tamworth, Coffs Harbour, Port Macquarie, Taree, Forster, Raymond Terrace, Newcastle, Gosford, Penrith, Campbelltown, Wollongong, Bowral, Goulburn, Queanbeyan, Wagga Wagga, Albury, and Batemans Bay.