



CPD COURSES

Gosford

Sales & Property Mgmt

Thu 10th May

Sydney

Real Estate Sales

Thu 17th May

Sydney

Property Management

Thu 17th May

Sydney

Strata Management

Fri 18th May

Bateman's Bay

Sales & Property Mgmt

Mon 21st May

Newcastle

Sales & Property Mgmt

Fri 25th May

Castle Hill

Sales & Prop Mgmt

Fri 1st Jun

Raymond Terrace

Sales & Prop Mgmt

Wed 6th Jun

Mudgee

Stock & Station

Fri 8th Jun

Mudgee

Stock & Station

Fri 8th Jun

Compliance of Window Safety Devices

A topic that has made mention in many of the previous editions of the College Chronicle is that of strata window safety devices.

The devices are not just another “money grab” by the Government. The devices are designed to reduce the number of injuries and fatalities that occur in young children falling out of high windows. On 22nd April, a 5 year old boy fell out of a third storey window in a Parramatta building. On month after the installation deadline.

The deadline for compliance has been and gone. The final date for compliance was the 13th March 2018. The follow on from the installation date has caused many to call the college and ask what happens now? Will strata schemes be subjected to inspections for compliance and if so are there penalties for noncompliance?

NSW Fair Trading provide information on the window safety devices and the obligations of the Owners Corporation. It stated that should the devices not be installed by the cut-off date, the owners corporation may be fined and there is potential for the individual owner to also be fined.

However, there is an issue with the ongoing compliance of the safety legislation however, NSW Fair Trading have stated the following with regards to monitoring the devices:

“An owners corporation is not required to monitor or enforce the use of window safety devices”.

The strata scheme management laws also do not require that the devices be used at all times by the occupant.

Occupants are therefore free to open their windows fully if they wish to do so. While it is up to occupants to decide when to engage devices, NSW Fair Trading strongly recommends that people use window safety devices when children are present and on all common access areas, such as stair landings.

For Strata Managers, it is important that the Owners Corporation are able to satisfy the initial requirement of having the devices installed to ensure that they are not liable for fines should NSW Fair Trading wish to conduct audits of strata schemes, however it would be fair to state, after reading the information being provided by Fair Trading, that it is not incumbent upon the Owners Corporations to conduct yearly checks to ensure the safety devices are still installed.

**CPD
2 HOUR
SEMINARS**

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

Full 12 points!!

Sydney

Sales & Property Mgmt

Tue 8th May

Penrith

Sales & Prop Mgmt

Fri 18th May

Campbelltown

Sales & Prop Mgmt

Thu 24th May

Parramatta

Sales & Prop Mgmt

Fri 25th May

Sydney

Sales & Prop Mgmt

Fri 1st Jun

Sydney (5-7pm)

Sales & Prop Mgmt

Tue 5th Jun

Sydney

Strata

Fri 8th Jun

Gosford

Sales & Prop Mgmt

Wed 13th Jun

Parramatta

Sales & Prop Mgmt

Thu 14th Jun

Bankstown

Sales & Prop Mgmt

Wed 20th Jun

For Property Managers, it has already been the case that the window safety devices have been on the ingoing and outgoing inspection reports. It is highly suggested that these are checked at each of those inspections to ensure they are still installed and should they be removed throughout a tenancy, there is a responsibility for the property manager to inform the landlord and have new safety devices installed, billing the previous tenants for the reinstallation.

While we do not know how and when NSW Fair Trading will be able to conduct compliance audits on strata schemes, the Parramatta incident in April provides evidence to NSW Fair Trading that there are still buildings that have not yet complied or the devices are not necessarily being used properly.

'Til next time,

Wishing you every success in your business ventures,

Rosy

NEW Skills Course for 2018

NCAT (The Reality of Tribunal)

A one (1) day skills workshop facilitated by Lisa Jemmeson, Senior Associate, Litigation, Jemmeson & Fisher and Rosy Sullivan, College Principal, ACOP

The workshop will focus on the practical skills and knowledge required to present matters at the NSW Civil and Administrative Tribunal.

Commencing in 2018 and will run in February, May, August and November

Check our website for enrolment details

Diploma of Leadership and Management

BSB51915

Units taken from nationally accredited training qualifications from the BSB Business Services Training Package.

Every second Wednesday night
5.30pm - 8.30pm

CERTIFICATE OF REGISTRATION COURSES

Units taken from nationally accredited training qualifications from the CPP07 Property Services Training Package.

Sydney

Mon 14th – Wed 16th May

Sydney

(Online + Weekend Workshop)

Sat 19th – Sun 20th May

Batemans Bay

(Dist Ed + 1 day workshop)

Tue 22nd May

Castle Hill

Mon 28th – Wed 30th May

Mudgee

(Dist Ed + 1 day workshop)

Thu 7th Jun

Newcastle

(Dist Ed + 1 day workshop)

Fri 15th Jun

Parramatta

Mon 2nd – Wed 4th Jul

FINANCE AND MORTGAGE BROKING COURSES

Units taken from nationally accredited training qualifications from the FNS Financial Services Training Package.

Cert IV in Finance & Mortgage Broking Sydney

Mon 25th - Wed 27th Jun

Dip of Finance & Mort Broking Mgmt

Upgrade for existing

Cert IV holders

Sydney

Thu 28th - Fri 29th Jun

From the Office

What a fun two weeks we have had at the College with a well needed ANZAC day public holiday. We had a jam packed time with Property Licence, CPD, Certificate of Registration, Certificate IV and Diploma of Finance and Mortgage Broking Management courses.

Over the fortnight, we had trainers in Melbourne, Canberra, Byron Bay, Katoomba, Dee Why, Coffs Harbour, Parramatta and of course at our ACOP head office Sydney. Rosy Sullivan and John Roberts were lucky enough to deliver skills training on time management to seventy staff members of an elite Sydney school and also to thirty administration staff from the Nova 96.9 team at Pymont.

In other news we would like to say massive congratulations to our Trust Account trainer Jane Morgan and her partner Jerome on the birth of their first child – Marley. Their beautiful baby boy was born in the last fortnight and the College has constantly requested to be sent a daily photo of him.

Like most workplaces, a few of the staff took advantage of the public holiday and took a little break. John Roberts headed south to Huskisson to explore the south coast beaches and bars, Sarah headed to Newcastle for a weekend festival and Anthony took the cake by spending a week on a beautiful cruise exploring the amazing Pacific Islands.

In the spirit of ANZAC day we will leave you with this

“They shall grow not old, as we that are left grow old;
Age shall not weary them, nor the years condemn.
At the going down of the sun and in the morning
We will remember them.”

CPD Courses

ACOP offers CPD courses in different formats

Workshops

Distance Education

Online

Webinar

We also conduct in-house courses for small or large groups.

Enrol Now

Click on the enrol now button to go to the College online enrolment forms (pdf versions of the newsletter only).

Property Licence Courses

Units taken from nationally accredited training qualifications from the CPP07 Property Services Training Package.

**Financial Management
Sydney CBD
Mon 4th - Tue 5th Jun**

**Staff Management
Sydney CBD
Wed 6th - Thu 7th Jun**

**Stock & Station
Agency Practices
Sydney CBD
Mon 30th Jul - Fri 3rd Aug**

**Strata Management
Agency Practices
Sydney CBD
Mon 21st - Thu 24th May**

**Sales for Real Estate
Sydney CBD
Mon 28th - Thu 31st May**

**Auctioneer
Accreditation
Sydney CBD
Fri 1st Jun**

**Trust Accounting +
Insurance (Strata)
Sydney CBD
Fri 25th May**

**Trust Accounting
Sydney CBD
Mon 7th - Wed 9th May
Parramatta
Mon 16th - Wed 18th Jul**

**Property Management
Sydney CBD
Thu 10th - Fri 11th May
Parramatta
Thu 19th - Fri 20th Jul**

FNS40815 Certificate IV in Finance and Mortgage Broking

Monday 25th - Wednesday 27th Jun

FNS50315 Diploma of Finance and Mortgage Broking Management

Thursday 28th - Friday 29th Jun

MAKE 2018 YOUR YEAR

With proposed reforms coming for the real estate and property industry, make 2018 the year that you get the qualification and obtain a full property licence

ACOP provides licensing training programs, and will recognise your prior learning and experience, for the following licence categories:

- ★ real estate agent's licence
- ★ strata manager's licence
- ★ business agent's licence
- ★ stock and station agent's licence
- ★ buyer's agent's licence
- ★ on-site residential property manager's licence

If you are seeking Recognition of Prior Learning (RPL) or Recognition of Current Competence (RCC), talk to us about the types of evidence that you will need to provide to seek these exemptions from training.

Social Media

