



Australian College of Professionals, Level 10 99 York Street, Sydney, 2000  
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## CPD COURSES

### Sydney

Sales or Prop Mgmt

**Tue 18<sup>th</sup> Jun**

### Sydney

Comm & Retail Leasing

**Thu 20<sup>th</sup> Jun**

### Sydney

Strata

**Thu 27<sup>th</sup> Jun**

### Baulkham Hills

Sales or Prop Mgmt

**Fri 5<sup>th</sup> Jul**

### Baulkham Hills

Strata

**Wed 10<sup>th</sup> Jul**

### Baulkham Hills

Comm & Retail Leasing

**Mon 22<sup>nd</sup> Jul**

### Sydney

Business Broking

**Wed 24<sup>th</sup> Jul**

### Blue Mountains

Sales & Prop Mgmt

**Thu 1<sup>st</sup> Aug**

## Holiday Rental Bonds.....can we or can't we ??

For those Agents that work within the property management field, you know all too well the regulations that dictate how much you can charge for a bond, i.e., no more than four (4) weeks regardless of whether the premises are furnished or not. You would also be required to lodge the bond with the Rental Bond Board within ten (10) days of the end of the month in which the bond was received.

It is interesting though that when you are managing property for short term holiday rentals, that the bond requirements are very different. Any premises that are to be leased for a term of less than 3 months for the purposes of a holiday are not covered by the Residential Tenancies Act of 2010 and, as such, do not have the same requirements for the collection of and registration of security bonds. In addition, the security bond does not have to be lodged with Fair Trading if it fits within the category of holiday lettings.

In fact, for holiday rentals of less than three (3) months there is no limit to how much security bond can be requested. Fair Trading suggest that the amount is dependent on the individual circumstances of the letting. Does this mean then that you can change the amount of security bond you request for a group of young adults, for example a group of 18 year olds who have just completed their HSC exams, to the amount you would charge a family?

Sure the Age Discrimination Act 2004 says that you cannot discriminate against a person because of their age or their relationship with someone of a particular age when it comes to housing or accommodation. However the Anti-Discrimination Board suggests that there are exceptions, and they generally apply in common sense situations that most people agree with. You cannot deny a person accommodation because of their age, but would you, like most people, consider it common sense to charge a younger group of people a higher security bond because the likelihood of damage or breaches of the leasing agreement are higher (for that category of tenant)?

**CPD**  
**2 HOUR**  
**BREAKFAST**  
**SEMINARS**

**Full 12 points!!**

**Wollongong**

Sales/Prop Mgmt

**Tue 25<sup>th</sup> Jun**

**Bankstown**

Sales/Prop Mgmt

**Wed 26<sup>th</sup> Jun**

**Gosford**

Sales/Prop Mgmt

**Wed 26<sup>th</sup> Jun**

**Parramatta**

Sales/Prop Mgmt

**Thu 11<sup>th</sup> Jul**

**Liverpool**

Sales/Prop Mgmt

**Fri 19<sup>th</sup> Jul**

**Sydney**

Strata

**Tue 23<sup>rd</sup> Jul**

**Baulkham Hills**

Sales/Prop Mgmt

**Tue 23<sup>rd</sup> Jul**

**Newcastle**

Sales/Prop Mgmt

**Wed 24<sup>th</sup> Jul**

**Sydney**

Sales/Prop Mgmt

**Fri 2<sup>nd</sup> Aug**

As mentioned earlier, Fair Trading suggest that the bond amount is dependent on the situation. There are no regulations setting out a prescribed amount or a limit to what you can ask for in this category of leasing. They do however stress that, regardless of the amount, you must ensure that the conditions of letting, conditions of the security bond, how the bond can be returned and how the bond will be forfeited must be specified in writing. Your final requirement is that if the security bond is to be paid to the agent, it must then be deposited into the trust account and a trust account receipt issued to the person who paid the money.

We hope that this has shed some light on the often discussed issue of security bonds for holiday rentals. The management of holiday rentals is hard enough without the added stress of worrying about what to do about bonds. Let us know your thoughts on the matter or what you do with your holiday rental bonds

Til next time,

Wishing you every success in your business ventures,

Rosy Sullivan

## Staff Profiles

### Kristine Bice

#### Solicitor/Senior Trainer

Kristine Bice (previously known as Kristine O'Neill) first commenced working with the College over five years ago in March 2008, as the Training Manager. At this time, Kris was still completing her law degree. She brought many new procedures and a sound research base to the College, not to mention her huge sense of fun to the daily working environment. In May 2009, Kris graduated from university and she transferred as a young solicitor to a legal firm which was, at that time, associated with the College. Her legal and research skills continued to grow and within her first year as a solicitor, she started conducting training sessions for the College on a casual basis in business broking and strata management; two of the key areas where she was managing legal cases for professionals working in the property industry.



## CERTIFICATE OF REGISTRATION COURSES

### **Newcastle**

(Dist Ed + 1 day tutorial)  
**Thu 27<sup>th</sup> Jun**

### **Baulkham Hills**

**Mon 1<sup>st</sup> – Wed 3<sup>rd</sup> Jul**

### **Sydney**

**Mon 15<sup>th</sup> – Wed 17<sup>th</sup> Jul**

### **Baulkham Hills**

(Dist Ed + weekend tutorial)  
**Sat 20<sup>th</sup> – Sun 21<sup>st</sup> July**

### **Gosford**

(Dist Ed + 1 day tutorial)  
**Thu 25<sup>th</sup> Jul**

### **Penrith**

(Dist Ed + 1 day tutorial)  
**Fri 16<sup>th</sup> Aug**

### **Ballina**

(Dist Ed + 1 day tutorial)  
**Tue 20<sup>th</sup> Aug**

## FINANCE AND MORTGAGE BROKING COURSES

### **Cert IV in Finance & Mortgage Broking**

Sydney

**Mon 24<sup>th</sup> - Wed 26<sup>th</sup> Jun**

### **Dip of Finance & Mort Broking Mgmt**

Upgrade for existing Cert IV holders

Sydney

**Thu 27<sup>th</sup> - Fri 28<sup>th</sup> Jun**

In 2011, Kris left her legal position to establish her own legal consultancy firm specialising in financial services and property matters. She has continued to conduct training for the College on a regular basis in financial planning, business broking and strata management. Kris ensures that the training materials that she works with are underpinned by legislation and case law, which makes the training both interesting and practical. Kris' unique approach to training ensures that the participants have plenty of fun whilst learning what are usually very dry subject areas. Kris is now an integral member of the training team for the College. Her fixation on shoes means that there is always a highly animated conversation with her team members on the next great shoe sale.

Over the 7 years that Kris has been associated with the College, we have seen her become engaged, get married, have a baby, and survive both the first year of baby Aydan's antics and her first couple of years of marriage, while still continuing to have a great sense of enjoyment of life. All this plus being a young, professional mum that is highly respected within the training and legal industries.

Kris has passed through many fads and phases during her years with the College. The one most enjoyed by her colleagues was when she felt the need to reproduce any dessert undertaken on television by Adriano Zumbo. Her macarons have always tasted great, but they certainly now even look fantastic as well (after much practice). Kris constantly entertains both her colleagues at the College and her students in relation to her fascination for all things Marilyn Monroe and Wonder Woman.

#### Qualifications:

Bachelor of Arts

Bachelor of Laws

Diploma of Financial Planning

Certificate IV in Training & Assessment (almost complete)

#### **Do you need some office furniture ??**

The College has some office desks and shelving available, as we are changing to work stations.

If you are interested in obtaining any of these (all in great condition), please contact Anthony in our office via telephone or email on [anthonys@acop.edu.au](mailto:anthonys@acop.edu.au). He can send you photos of the items. Your only cost will be that you have to come and collect the items at an arranged time, between 22nd and 28th June.

