March 14, 2014



Australian College of Professionals, Level 2, St Andrew's House, Sydney, 2000 www.acop.edu.au enquiries@acop.edu.au 1300 88 48 10

CPD COURSES

Wagga Wagga Sales & Prop Mgmt Tue 18th Mar

Mudgee

Stock & Station or Sales & Prop Mgmt
Thu 27th Mar

Sydney

Business Broking Wed 2nd Apr

Castle Hill

Sales or Prop Mgmt
Thu 3rd Apr

Orange

Sales & Prop Mgmt Fri 4th Apr

Tamworth

Sales & Prop Mgmt Fri 11th Apr

Gosford

Sales & Prop Mgmt Wed 16th Apr

Sydney

Sales or Prop Mgmt
Thu 17th Apr

Sydney Strata Tue 22nd Apr

Strata Windows

The new window safety lock legislation for strata buildings was announced in October last year. The new legislation will see residential strata buildings needing to install safety locks on all windows above the ground floor to prevent small children falling from windows. The legislation allows for two options, a safety lock that when activated will reduce the window opening to only 12.5cms and/ or a strong safety screen.

The deadline for the installation of these locks, despite how important it is for the safety of all children, is not until 13 March 2018 due to the Owners Corporations only generally meeting once a year at their Annual General Meetings. However there is nothing to stop an Owners Corporation or an individual owner commencing their compliance measures earlier than the deadline.

As yet the Strata Schemes Management Amendment (Child Windows Safety) Bill has not become law, and as such until it does there will still be some level of uncertainty as to the specifics of the level of compliance required. It is not yet confirmed what windows will need to comply except for a statement made at the second reading of the Bill which specified:

"openable windows when the lowest edge is less than 1.7 metres above the internal floor level, and when the drop from the internal floor level to the external surface beneath the window is two metres or more."

As with any proposal for changes or alterations of a strata scheme, the confusion lies with who is responsible for the costs of installation of the locking devices? Mr Anthony Roberts, Minister for Fair Trading, was quoted as saying: "Individual strata schemes may only meet once a year, that means in the next four years members must agree on a course of action, fund its implementation, complete a risk assessment on all windows and then have devices installed."

Stock & Station Agency Practices Course

for existing Real Estate, Strata and Business Broking Licensees

Please register your interest in attending this course

www.acop.edu.au

CPD 2 HOUR **BREAKFAST SEMINARS**

Full 12 points!!

Parramatta

Sales/Prop Mgmt Fri 21st Mar

Newcastle

Sales/Prop Mgmt Tue 25th Mar

Sydney

Sales/Prop Mgmt **Evening Course** Tue 25th Mar

Sydney

Strata Thu 27th Mar

Dubbo

Stock & Station or Sales/Prop Mgmt Fri 28th Mar

Sydney

Sales/Prop Mgmt Tue 1st Apr

Windsor

Sales/Prop Mgmt Fri 4th Apr

Wollongong

Sales/Prop Mgmt **Tue 8th Apr**

Bankstown

Sales/Prop Mgmt Fri 11th Apr

This indicates that it is the responsibility of the Owners Corporation to foot the bill of the installation costs. Further reading of the Strata Schemes Management Amendment (Child Windows Safety) Bill supports this, in that it clarifies that Section 64A of the Bill puts the onus on the Owners Corporation to bear the costs of the installation of the window safety lock devices.

Further discussion of the practicalities appear to agree that should an owner decide to install the safety devices prior to the Owners Corporation initiating the action, the owner should be in a position to seek reimbursement from the Owners Corporation. However, should the individual owner be responsible for any damage to the common property in their installation, then the individual owner will be financially responsible for the necessary repairs to that common property.

The Australian College of Professionals will keep you updated as the law is passed and any further information becomes available.

Til next time. Wishing you every success in your business ventures, Rosy Sullivan



Commercial and Retail Sales and Leasing Skills Course *Whilst this is a skills course, students will receive 12 CPD points.

Monday 14th to Tuesday 15th April

Ring 1300 88 48 10 to book!

CERTIFICATE OF REGISTRATION COURSES

Wagga Wagga

(Dist Ed + 1 day workshop)

Mon 17th Mar

Sydney

Mon 17th – Wed 19th Mar

Sydney

(Dist Ed + 2 day workshop)
Sat 22nd – Sun 23rd Mar

Gosford

(Dist Ed + 1 day workshop)
Wed 26th Mar

Castle Hill

Mon 31st Mar – Wed 2nd Apr

Orange

(Dist Ed + 1 day workshop)
Thu 3rd Apr

Tamworth

(Dist Ed + 1 day workshop)

Thu 10th Apr

FINANCE AND MORTGAGE BROKING COURSES

Cert IV in Finance & Mortgage Broking Sydney

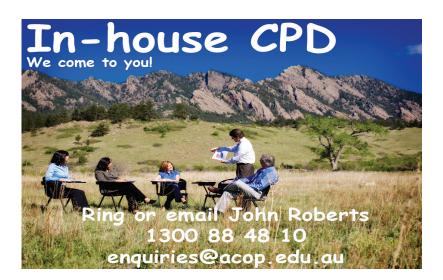
Wed 2nd - Fri 4th Apr

Dip of Finance & Mort Broking Mgmt

Upgrade for existing Cert IV holders

Sydney

Wed 9th - Thu 10th Apr



News from the Office

The College has welcomed another new staff member this week in Sophie and she will be working closely with John Roberts in business development and student services. John is happy to finally have another friend in his corner of the office (previously referred to as the man cave). Meg Malu has also returned to work part-time at the College after 4 years of maternity leave and now being the mother of 2 little ones, her work and home life are just as busy as each other. We now have two Megans working at the College - we have blonde Megan who works in Licensing and brunette Megan (now known as Meg for us to differentiate them) who is working in Traineeships. So with three John's and two Megan's, we are trying to streamline our naming process within the College!! We celebrated Lyndal's birthday this week and also little Carys' 1st birthday (Meg's daughter) - so starts the steady stream of College birthdays for the month of March. Naturally, each birthday is marked with a mandatory cake and a cuddle with our resident cardboard cut-out of Michael Buble.

In the past fortnight, in addition to our regular training in the CBD and Castle Hill, our trainers have been travelling to Melbourne, Port Macquarie, Bathurst, Newcastle, Kellyville, Double Bay, Campbelltown and Gosford. They all wish that they could accrue frequent driving points for all the kilometres that they drive.

We were also pleased to announce this week that we now have CPD available online.





Sir Learnalot

has arrived!

Why not try online CPD for \$99?

Sales, Property Management and Strata online CPD available.



Is it Time You Upgraded to Your Licence?

ACoP runs a Fast Track 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.

