



## CPD COURSES

### Gosford

Sales & Prop Mgmt  
Wed 16th Apr

### Sydney

Sales or Prop Mgmt  
Thu 17th Apr

### Sydney

Strata  
Tue 22nd Apr

### Coffs Harbour

Sales & Prop Mgmt or  
Strata  
Mon 28th Apr

### Sydney

Commercial & Retail  
Leasing  
Wed 30th Apr

### Northern Beaches

Sales or Prop Mgmt  
Fri 2nd May

### Blue Mountains

Sales or Prop Mgmt  
Wed 7th May

### Castle Hill

Sales or Prop Mgmt  
Fri 9th May

## Swimming Pool Legislation

.....an important addition to your duties and documentation!

The newest laws relating to swimming pools that affect your landlords and vendors came into effect in early 2014. However the groundwork from an agency perspective should have already begun! We have looked at the impact from both a property management and a sales angle.

It is important to note that as of 28th March 2014, the date for compliance with the new legislation for the impact on Contracts for Sale and also for Residential Tenancy Agreements (leases) was extended from 29th April 2014 to 29th April 2015, giving agents a further 12 months to comply with the new requirements in relation to the provision of a compliance certificate for swimming pools in relation to property management matters.

### *Property Management:*

Section 52 of the Residential Tenancies Act 2010 provides that a landlord must comply with a landlord's statutory obligations relating to the health or safety of the residential premises. Section 52 includes the following note:

**Note.** Such obligations include obligations relating to swimming pools under the Swimming Pools Act 1992."

The Swimming Pool Amendment Act 2012 requires all pool owners in New South Wales to register their pools on the NSW Swimming Pool Register. All property owners who have either a pool or a spa are required to comply with the registration laws.

The initial registration phase has now ended and any property owners who have not registered their pool or spa could face fines of up to \$2,200.00.

## Stock & Station Agency Practices Course

for existing Real Estate, Strata and  
Business Broking Licensees

Monday 5th to Friday 9th May at Sydney CBD.

Ring **1300 88 48 10** to book!

**CPD  
2 HOUR  
BREAKFAST  
SEMINARS**

**Full 12 points!!**

**Gosford**  
Sales/Prop Mgmt  
**Tue 29th Apr**

**Parramatta**  
Sales/Prop Mgmt  
**Tue 29th Apr**

**Liverpool**  
Sales/Prop Mgmt  
**Mon 5th May**

**Castle Hill**  
Strata  
**Mon 19th May**

**Penrith**  
Sales/Prop Mgmt  
**Fri 23rd May**

**Parramatta**  
Strata  
**Thu 29th May**

**Campbelltown**  
Sales/Prop Mgmt  
**Thu 29th May**

**Sydney**  
Sales/Prop Mgmt  
**Fri 6th Jun**

**Bankstown**  
Sales/Prop Mgmt  
**Wed 25th Jun**

Do you have any landlords that have not provided you with a compliance certificate or confirmation of registration?

From the 29th April 2015 you will need to include into new leases either:

- a. a valid certificate of compliance; or
- b. an occupation certificate issued in the last three years

**Sales:**

As the registration rules apply to all residential owners of swimming pools and spas, your vendors are affected by this legislation also.

Any person selling a house with a swimming pool or spa, under the legislation must also obtain:

- a. a valid certificate of compliance; or
- b. an occupation certificate issued in the last three years,

.....which must be added to their sales contracts.

You can go online to check if your landlords or vendors have registered their pools or not. It is most important for you to be aware if they have registered, or not, as going forward you will have a responsibility to ensure that your tenants are in receipt of a copy of the compliance certificate and you cannot market and sell a property without a complete contract. If you have one of these properties on the market after 29 April 2015, you will need to have one of these certificates to complete the contract!

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



**Gosford**  
**CPD** [www.acop.edu.au](http://www.acop.edu.au)

**4 Hour seminar**  
**Wednesday 16th April**

**2 Hour Breakfast Seminar\***  
**Tuesday 29th April**  
\*Pre-reading required

**Enquiries:**  
**1300 88 48 10**  
[enquiries@acop.edu.au](mailto:enquiries@acop.edu.au)

## CERTIFICATE OF REGISTRATION COURSES

### Castle Hill

Mon 5th – Wed 7th May

### Sydney

Mon 19th – Wed 21st May

### Sydney

(Dist Ed + 2 day workshop)

Sat 24th – Sun 25th May

### Batemans Bay

(Dist Ed + 1 day workshop)

Tue 27th May

### Gosford

(Dist Ed + 1 day workshop)

Wed 28th May

### Mudgee

(Dist Ed + 1 day workshop)

Thu 12th Jun

### Newcastle

(Dist Ed + 1 day workshop)

Thu 26th Jun

### Penrith

(Dist Ed + 1 day workshop)

Fri 15th Aug

## FINANCE AND MORTGAGE BROKING COURSES

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

Wed 14th - Fri 16th May

**Dip of Finance & Mort  
Broking Mgmt**

Upgrade for existing Cert IV holders

**Sydney**

Thu 22nd - Fri 23rd May

## News from the Office

The birthday season continues for the college, with Sophie and Rosemary celebrating their birthdays since the last chronicle. Once again, more cake and more cheese platters. We will soon have to hire a College personal trainer if these birthdays continue.

We have continued to be very busy in 2014 with Rosemary off to run some of our courses in Orange and Tamworth in the past week. Rosemary loves the Stock and Station training so much we may need to invest in an akubra for her. Meanwhile all courses for the college continue to be filling up fast, once again we have been scheduling more courses to deal with the demand. We even had a fantastic CPD breakfast seminar at our Windsor campus.

Rosy and Fearnie attended the annual dinner of the Australian Livestock & Property Agents (ALPA) young auctioneer competition which was held at Dockside, Cockle Bay. They enjoyed catching up with many of the college ALPA students, some of whom were competing in the young auctioneer's competition at the Royal Easter Show on the following day. Fearnie attended the competition in support of these young livestock auctioneers who are incredibly talented.

Megan, Stephanie and Imogen continue to remind the office on a daily basis how many days they have left until they head off overseas on travelling adventures. The rest of us only have the Easter break next weekend to look forward too. On that note, the College would like to wish everyone a Happy and safe Easter break.



## Social Media





Sir Lernalot

has arrived!

Why not try  
online CPD for  
\$99?

Sales, Property Management  
and Strata online CPD  
available.

CPD

CPD



## 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.



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.

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

