



CPD COURSES

Parramatta
Commercial & Retail
Sales & Leasing
Wed 11th May

Gosford
Sales & Prop Mgmt
Fri 13th May

Sydney
Sales (AM)
or Prop Mgmt (PM)
Thu 19th May

Batemans Bay
Sales & Prop Mgmt
Mon 23rd May

Newcastle
Sales & Prop Mgmt
Tue 24th May

Castle Hill
Sales & Prop Mgmt
Thu 2nd Jun

Newcastle
Strata
Mon 6th Jun

Raymond Terrace
Sales & Prop Mgmt
Wed 8th Jun

Mudgee
Stock & Station (AM) or
Sales & Prop Mgmt (PM)
Fri 10th Jun

Strata Managers – Start writing!!

The time we have been waiting for has come! This week the draft Strata Schemes Management Regulations have been released alongside a Regulatory Impact Statement which asks for feedback on the draft regulations. Any person concerned with the management of a strata scheme should consider taking the time to read through the regulations (there are only 47 pages!), answer the consultation questions and submit your answers to Fair Trading for consideration before the draft regulations are finalised into legislation.

Some of the proposed regulations are what we have all been expecting, for example, clarification on what is required of a developer in their maintenance schedule and building bonds, the confirmation of “pet friendly” by-laws and restrictions on smoking on common property. Most would be relieved to note that BBQs are not mentioned at all in the draft regulations.

There is clarification on the dollar limit or value of gifts that are allowed to be accepted by a strata manager, \$60 has been identified as the value limit allowed before the gift becomes unacceptable.

The new standard by-laws are interesting. There have not been too many changes to the content of the by-laws. However the interesting move that has been made is to eliminate the individual types of strata scheme by-laws. There were 5 separate types in the 2010 regulations, and only provide two different types are included in the new regulations:

1. Model By-laws for buildings registered prior to the Strata Schemes Management Act 1996; and
2. Model By-laws for all other residential strata schemes.

Question:

While we understand that a great number of those connected to strata are concerned with residential strata management, where is the guidance for those that operate in industrial, commercial and mixed usage strata schemes? They do not have the option of going with the new model by-laws and once the old regulations have been repealed there will be no standard model by-laws for the non-residential schemes to adopt.

Another interesting move within the model by-laws is the operation of the smoking rules. The by-laws only appear to deal with smoking, or the banning of, for buildings that were registered after 1996. The pre-

**CPD
2 HOUR
SEMINARS**

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

Full 12 points!!

Parramatta
Sales & Prop Mgmt
Thu 12th May

Parramatta
Strata
Fri 20th May

Penrith
Sales & Prop Mgmt
Fri 20th May

Batemans Bay
Trust Accounting
Mon 23rd May

Campbelltown
Sales & Prop Mgmt
Thu 26th May

Parramatta
Trust Accounting
Tue 31st May

Campbelltown
Strata
Wed 1st Jun

Sydney
Sales & Prop Mgmt
Fri 3rd Jun

Sydney
Strata
Tue 7th Jun

Sydney
Business Broking
Tue 14th Jun

Grafton
Trust Accounting
Thu 16th Jun

1996 building model by-laws do not mention smoking at all, while the "All other residential strata schemes" by-laws have the following options:

Option A: An owner or occupier of a lot must ensure that smoke caused by the smoking of tobacco or any other substance by the owner or occupier, or any invitee of the owner or occupier, on the lot does not penetrate to the common property or any other lot.

Option B:

1. An owner or occupier of a lot must ensure that smoke caused by the smoking of tobacco or any other substance by the owner or occupier, or any invitee of the owner or occupier, on the lot does not penetrate to the common property or any other lot.

2. A person who is permitted under this by law to smoke tobacco or any other substance on common property must ensure that the smoke does not penetrate to any other lot.

3. An owner or occupier of a lot, and any invitee of the owner or occupier, must not smoke tobacco or any other substance on the common property, except:

- a. In an area designated as a smoking area by the owners corporation, or
- b. With the written approval of the owners corporation

Option C:

1. An owner or occupier of a lot must ensure that smoke caused by the smoking of tobacco or any other substance by the owner or occupier, or any invitee of the owner or occupier, on the lot does not penetrate to the common property or any other lot.

2. An owner or occupier, and any invitee of the owner or occupier, must not smoke tobacco or any other substance on the common property.

For those of you who feel you could contribute to how the laws are finalised, submissions close on the 27th May 2016. Have a read through the position paper and the regulations and make comment to Fair Trading

To lodge your written submission, email:

strataconsultation@finance.nsw.gov.au

If you would prefer to write and post your submissions they can be sent to:

Draft Strata Regulations
Policy & Legislation
NSW Fair Trading
PO Box 972
PARRAMATTA NSW 2124

CERTIFICATE OF REGISTRATION COURSES

Sydney

Mon 16th – Wed 18th May

Sydney

(Dist Ed + 2 day workshop)

Sat 21st – Sun 22nd May

Batemans Bay

(Dist Ed + 1 day workshop)

Tue 24th May

Gosford

(Dist Ed + 1 day workshop)

Wed 25th May

Castle Hill

Fri 30th May – Wed 1st Jun

Mudgee

(Dist Ed + 1 day workshop)

Thu 9th Jun

Newcastle

(Dist Ed + 1 day workshop)

Thu 23rd Jun

Bowral

(Dist Ed + 1 day workshop)

Tue 5th Jul

FINANCE AND MORTGAGE BROKING COURSES

Cert IV in Finance & Mortgage Broking Sydney

Mon 9th - Wed 11th May

Dip of Finance & Mort Broking Mgmt

Upgrade for existing Cert IV holders

Sydney

Thu 12th - Fri 13th May

Keep in mind, submissions will be published on the NSW Fair Trading website. If you do not want Fair Trading to publish your submission you need to indicate so clearly in your submission.

You only have a couple of weeks to have your say, so happy writing!!

'Til next time,

Wishing you every success in your business ventures,

Rosy Sullivan

News from the Office

The last fortnight has been nothing short of riveting for our motivated licensing students with back to back weeks of Trust Accounting courses running in our CBD office. With more and more students obtaining their licence through the "Smart and Skilled" government funded program we've had an overwhelming demand for face-to-face attendance. In response to this demand we've added more courses to our College calendar for the remainder of the year. If you are a student with us and still have courses remaining to complete, be sure to check our course calendar to see our additional dates.

The ACOP team would like to offer our congratulations to our fantastic trainer Jane Morgan who has successfully completed her Masters of Property Development through the University of Technology Sydney. It is a great benefit to our students that we have trainers who are enthusiastic to continue studying and learning about the property industry and eager to pass on this accumulated knowledge in training.

Rosy has been busy on the EAC Roadshow with seminars in the past couple of weeks throughout New South Wales. This week she was in Ballina, and even had the opportunity to visit some of our North Coast clients and also take a little time out to take photos at the Big Prawn with some local agents.

Those who have been in our office recently for training will have seen our newly installed media wall in the Shaw training room. We've had plenty of students already using the wall to take pictures and selfies with their trainers and classmates. You will see more of these pictures in the coming weeks on our social media pages.

Social Media



Property Licence Courses

Experienced Agents
Property Licence
Program

Sydney CBD

Mon 23rd - Fri 27th May

Trust Accounting
Sydney CBD

Mon 23rd - Wed 25th May

Property Management
Sydney CBD

Wed 25th - Fri 27th May

Business Broking
Agency Practices
Sydney CBD

Thu 23rd - Fri 24th Jun

Sales for Real Estate
Sydney CBD

Tue 24th - Fri 27th May

Strata Management
Agency Practices
Sydney CBD

Mon 30th May - Thu 2nd Jun

Stock & Station
Agency Practices
Sydney CBD

Mon 22nd - Fri 26th Aug

Financial Management
Sydney CBD

Thu 9th - Fri 10th Jun

Staff Management
Sydney CBD

Thu 2nd - Fri 3rd Jun

Auctioneer
Accreditation
Sydney CBD

Thu 2nd Jun

Do you want a Real Estate or Strata Management 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?

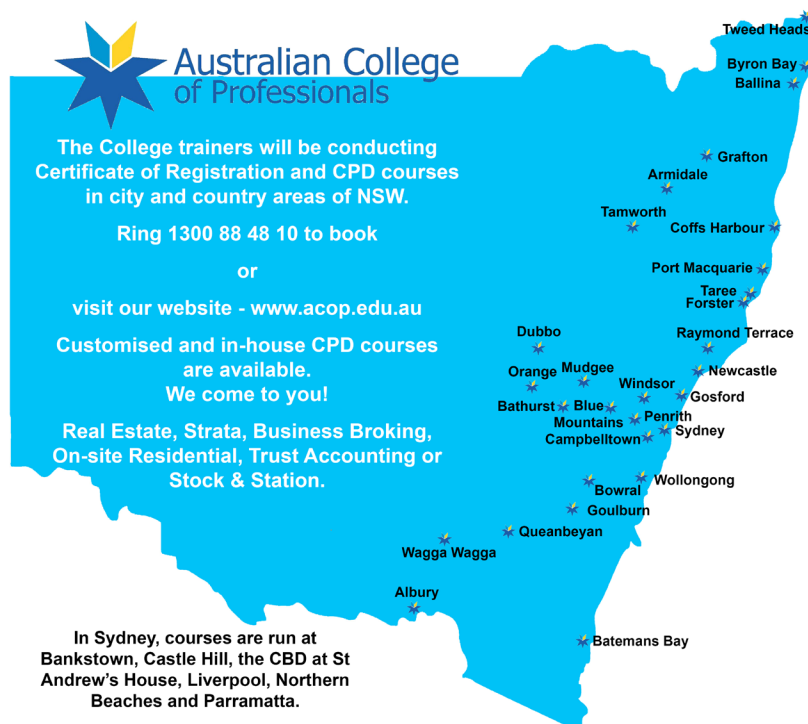
If you answered YES to the above questions, you will be eligible for **government funding**.

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.

Ring 1300 88 48 10 to book
or
visit our website - 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: Tweed Heads, Byron Bay, Ballina, Grafton, Armidale, Tamworth, Coffs Harbour, Port Macquarie, Taree, Forster, Raymond Terrace, Newcastle, Gosford, Windsor, Orange, Mudgee, Dubbo, Bathurst, Blue Mountains, Penrith, Campbelltown, Sydney, Wollongong, Bowral, Goulburn, Queanbeyan, Wagga Wagga, Albury, Batemans Bay.