



## CPD COURSES

### **Gosford**

Sales & Prop Mgmt

**Tue 19th Jul**

### **Sydney**

Business Broking

**Thu 21st Jul**

### **Sydney**

Sales (AM)  
or Prop Mgmt (PM)

**Fri 22nd Jul**

### **Blue Mountains**

Sales & Prop Mgmt

**Fri 29th Jul**

### **Castle Hill**

Sales & Prop Mgmt

**Thu 4th Aug**

### **Dee Why**

Sales & Prop Mgmt

**Wed 10th Aug**

### **Ballina**

Sales & Prop Mgmt (AM)  
or Strata (PM)

**Mon 15th Aug**

### **Sydney**

Strata Management

**Thu 18th Aug**

### **Sydney**

Commercial & Retail

Sales & Leasing

**Wed 24th Aug**

### **Albury**

Sales & Prop Mgmt

**Tue 30th Aug**

## ASBESTOS.....again

The College has received a number of calls over the last two weeks with agents asking about loose fill asbestos and their responsibilities to both landlords and vendors.

In the last twelve months we have written about the free testing that is being offered by Fair Trading with regards to loose fill asbestos and it is quite timely that we do so again as the free testing offer is due to expire in the next three weeks.

Loose fill asbestos is raw crushed asbestos which was widely used in the 1960s through to the very early 1980s for the purpose of insulation in residential properties. The problem with this type of insulation is that over time, the loose fill asbestos releases airborne fibres that can move from ceilings into the living spaces of the properties in which it was used.

This is very different to the asbestos most people are aware of, that is used in building materials like fibro homes, because in those homes the asbestos is generally not a danger to the residents until the asbestos has been damaged or interfered with. Loose fill asbestos, however, does not need to be interfered with to cause serious health issues.

Loose fill asbestos is such an issue that NSW Fair Trading is offering free inspections to a certain number of home owners in identified areas. The list of identified areas can be found on the Fair Trading website. If your landlord's properties were built prior to 1980 they may be eligible for a free inspection.

A very important point to note is that if a property is identified to contain loose fill asbestos, the property's value will decrease dramatically. NSW Fair Trading are willing to provide financial assistance and support to affected homeowners and tenants - however they must register for the inspection prior to the 1st August 2016.

Fair Trading have also issued guidance for Agents:

1. Agents should inform their principals that properties constructed before 1980 may contain loose-fill asbestos insulation.
2. At the time of conducting their initial inspection, agents should ask their principal to complete a questionnaire which includes the following questions:

**CPD  
2 HOUR  
SEMINARS**

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

**Full 12 points!!**

**Castle Hill**  
Sales & Prop Mgmt  
**Mon 18th Jul**

**Newcastle**  
Sales & Prop Mgmt  
**Thu 21st Jul**

**Newcastle**  
Trust Accounting  
**Fri 5th Aug**

**Parramatta**  
Trust Accounting  
**Wed 10th Aug**

**Sydney**  
Strata Management  
**Tue 11th Aug**

**Bankstown**  
Sales & Prop Mgmt  
**Tue 11th Aug**

**Campbelltown**  
Sales & Prop Mgmt  
**Tue 16th Aug**

**Gosford**  
Sales & Prop Mgmt  
**Thu 18th Aug**

**Penrith**  
Sales & Prop Mgmt  
**Thu 18th Aug**

**Parramatta**  
Sales & Prop Mgmt  
**Tue 23rd Aug**

**Wollongong**  
Trust Accounting  
**Wed 24th Aug**

- What date was the property originally constructed?
- Has the property been renovated since it was originally built? If so, obtain details.
- Is the principal aware of the presence of any loose-fill asbestos insulation in the property?
- If yes, the principal should specify all locations where they believe loose-fill asbestos insulation is present.
- Has a Licensed Asbestos Assessor inspected the property for loose-fill asbestos insulation? If yes, is a copy of the report available?

3. If, based on the instructions received from the principal, the agent becomes aware of the presence of loose fill asbestos or suspects that loose fill asbestos may be present on the property built prior to 1980, the agent should consider practical measures to ensure the health and safety of their workers, clients and others. In this regard, the agent should take the following steps:

- Request the owner of the premises register for free testing (available until 1 August 2016 in specified local government areas).
- Request the owner provide any test results to the agent.
- Request the owner informs the residents of the test result.
- If the likelihood of exposure to airborne asbestos fibres is high, the agent should exclude their workers and clients from approaching the site.
- If the owner declines to cooperate, the agent should contact Service NSW on 13 77 88 and seek further advice.

Agents should also take the following precautions:

- Do not access or direct a person to access the ceiling space or sub floor areas of any property.
- Do not drill or direct a person to drill into walls.
- Provide the owner with information about loose-fill asbestos insulation and recommendation for testing by a Licensed Asbestos Assessor.
- ***NSW Fair Trading advises that agents should be aware that the potential existence of loose-fill asbestos is a 'material fact' that should be disclosed to any persons interested in the property. The law provides significant penalties for agents who fail to disclose information that could influence decisions on whether to buy, sell or rent a property.***

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



[www.acop.edu.au](http://www.acop.edu.au)  
[enquiries@acop.edu.au](mailto:enquiries@acop.edu.au)

## CERTIFICATE OF REGISTRATION COURSES

### Gosford

(Dist Ed + 1 day workshop)

**Wed 20th Jul**

### Sydney

(Dist Ed + 2 day workshop)

**Sat 23rd – Sun 24th Jul**

### Castle Hill

**Mon 1st – Wed 3rd Aug**

### Penrith

(Dist Ed + 1 day workshop)

**Fri 12th Aug**

### Sydney

**Mon 15th – Wed 17th Aug**

### Ballina

(Dist Ed + 1 day workshop)

**Tue 16th Aug**

### Newcastle

(Dist Ed + 1 day workshop)

**Fri 19th Aug**

### Parramatta

**Mon 29th – Wed 31st Aug**

## FINANCE AND MORTGAGE BROKING COURSES

### Cert IV in Finance & Mortgage Broking Sydney

**Mon 8th - Wed 10th Aug**

### Dip of Finance & Mort Broking Mgmt

Upgrade for existing Cert IV holders

### Sydney

**Thu 11th - Fri 12th Aug**

## News from the Office

This week the College held our Commercial and Retail Sales and Leasing skills course in our CBD office. This saw us welcome a group of students already working in the property industry looking to expand their existing knowledge to the commercial sector. Our commercial skills trainer, George Evangelidis, has always been an enthusiast for the commercial property industry and was thrilled with the number of students attending. Also in our office this week we held our Essential Module for the Diploma of Financial Planning. This is the first Module all our Financial Planning students must complete when beginning their training. We look forward to all of these students returning to the College to complete the elective modules they have selected, with the students being able to pick from a wide range of topics including Insurance, Managed Investments, Superannuation and Self-Managed Superannuation Funds.

The ACOP team celebrated this week the milestone of our training administrator, Sarah Shaw, working at the College for 1 year. To mark the occasion it was decided that the office would have its own homemade "Cold Rock" ice-cream, using a selection of flavours and chocolates and lollies to make a sweet snack even sweeter. All the staff and students at the College love the enthusiasm and energy Sarah brings to the College and appreciate the hard work she has put in over the past year.

Our licencing co-ordinator, Ben Phoebus, also had cause for celebration with this week receiving his Certificate IV in Training and Assessment. This will assist in his role of assessing student's previous qualifications and work experience to apply Recognition of Prior Learning for their training. Ben joins a growing list of staff members who have recently obtained their Training and Assessing qualification to expand their existing knowledge and continually provide improved services to our students.

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

## Social Media



## Property Licence Courses

Experienced Agents  
Property Licence  
Program

Sydney CBD

Mon 1st - Fri 5th Aug

Trust Accounting  
Sydney CBD

Mon 1st - Wed 3rd Aug

Property Management  
Sydney CBD

Wed 3rd - Fri 5th Aug

Business Broking  
Agency Practices  
Sydney CBD

Thu 4th - Fri 5th Aug

Sales for Real Estate  
Sydney CBD

Tue 26th - Fri 29th Jul

Strata Management  
Agency Practices  
Sydney CBD

Tue 30th Aug - Fri 2nd Sep

Stock & Station  
Agency Practices  
Sydney CBD

Mon 22nd - Fri 26th Aug

Financial Management  
Sydney CBD

Wed 20th - Thu 21st Jul

Staff Management  
Sydney CBD

Mon 18th - Tue 19th Jul

Auctioneer  
Accreditation  
Sydney CBD

Mon 25th Jul

# 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?

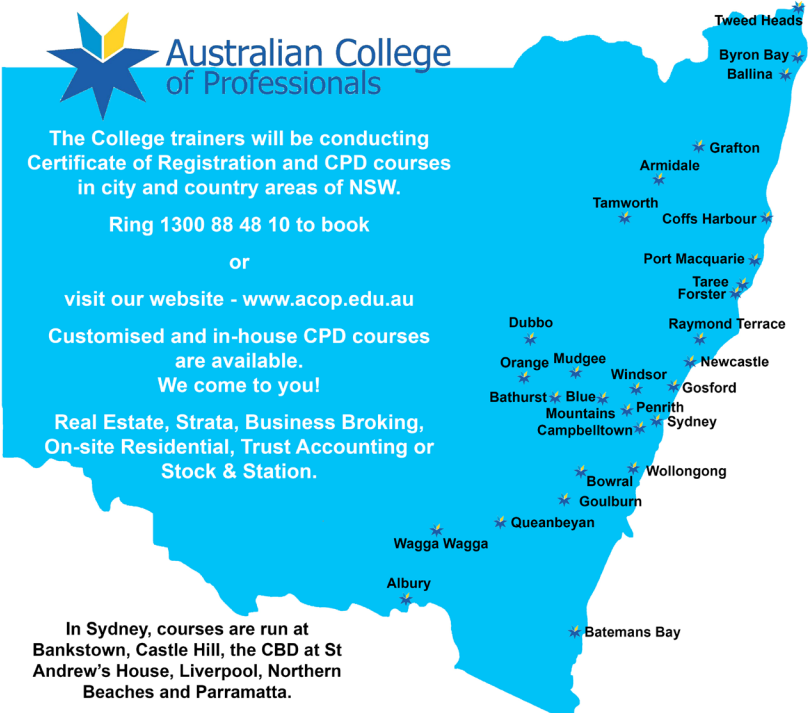
If you answered YES to the above questions, you will be eligible for **government funding**.

## 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](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, 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.