



CPD COURSES

Sydney

Commercial & Retail
Sales & Leasing

Wed 4th Oct

Castle Hill

Sales & Prop Mgnt

Fri 6th Oct

Castle Hill

Sales & Prop Mgnt

Fri 6th Oct

Tamworth

Sales & Prop Mgnt

Fri 13th Oct

Orange

Sales & Prop Mgnt

Mon 16th Oct

Gunnedah

Sales & Prop Mgnt

Mon 16th Oct

Sydney

Prop Mgnt

Thu 19th Oct

Sydney

Sales

Thu 19th Oct

Goulburn

Sales & Prop Mgnt

Thu 26th Oct

Sydney

Strata Management

Fri 27th Oct

Strata Deadlines

This time of year attracts many deadlines within the property industry and for the strata sector there is no shortage of deadlines approaching.

By 29 November this year, all strata schemes should have completed their by-law reviews. There has been some confusion over the requirement to have a consolidated set of by-laws and how this relates to a review. The Strata Schemes Management Act 2015, section 141(3) states that an owners corporation is required to keep a consolidated up-to-date copy of the by-laws for the strata scheme. This has been the case since the commencement of the new legislation on 30 November 2016. These are two separate issues:

1. As of 30 November 2016 every strata schemes is required to have a consolidated and up-to-date set of by-laws; and
2. By 29 November 2017 every strata scheme is required to review the by-laws that relate to the building

The review of the by-laws can take place in many formats including delegation to the Strata committee, taking place at the AGM or even the formation of a by-law review committee. However it is done, each Owners Corporation must have their review conducted by the 12 month anniversary of the implementation of the new Act.

Should there be any amendments to the by-laws in any way, the by-laws should be registered with the NSW LPI in the consolidated format within 6 months. This is a change from the previous legislation which allowed for a two year expiry on new by-laws.

If a scheme waits 2 years to register a new by-law now, it shall have no effect. All changes, amendments or additions to by-laws will now expire after 6 months if they are not registered. Strata Managers must also keep in mind that the owners corporation are not the only people who are concerned with the by-laws. All tenants must receive a copy of the by-laws to which they are bound as part of their Residential Tenancy Agreement.

It should be expected that you may receive correspondence from the property managers that manage lots within your schemes requesting an updated copy of the by-laws for their tenants, of which there does need to be a level of compliance.

CPD 2 HOUR SEMINARS

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

Full 12 points!!

Bankstown

Sales & Prop Mgmt
Fri 29th Sept

Sydney Evening

Sales & Prop Mgmt
Tue 3rd Oct

Sydney

Sales & Prop Mgmt
Thu 5th Oct

Sydney

Business Broking
Thu 12th Oct

Sydney

Strata Management
Mon 13th Oct

Liverpool

Sales & Prop Mgmt
Thu 19th Oct

Gosford

Sales & Prop Mgmt
Thu 19th Oct

Newcastle

Sales & Prop Mgmt
Fri 20th Oct

Parramatta

Strata Management
Thu 26th Oct
(8.30am - 10.30am)

Parramatta

Sales & Prop Mgmt
Thu 2nd Nov
(8.30am - 10.30am)

Further, as of 1 September 2017, every Contract for the Sale and Purchase of Land within a strata scheme are required to include the full set of by-laws for the lot including any model by-laws. If these by-laws have not been consolidated and eventually registered with LPI, the Strata Manager is going to be the person who receives the request for every sale contract. Now there's good enough reason for Strata Managers to facilitate the review, consolidation and registration process!

It's time to make sure you have those consolidated by-laws put together, and there is two months left to have the review of by-laws finalised.

There are a number of other deadlines that are fast approaching for the strata industry but the one that has had the longest countdown is for the window safety lock devices:

To prevent children falling from windows, owners corporations must have window safety devices installed on all applicable windows by 13 March 2018 (and cover the costs of installation).

This applies to openable windows more than 2m above the outside ground floor and within a child's reach (less than 1.7m above the inside floor).

So with these deadlines in place, it's a busy time for Strata Managers. Good luck with all of these processes.

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

Is it time to change your career?

Diploma of Leadership and Management

BSB51915

Units taken from nationally accredited training qualifications from the BSB Business Services Training Package.

Every second Wednesday night
5.30pm - 8.30pm

You can join the program at any Unit throughout the Diploma course.

CERTIFICATE OF REGISTRATION COURSES

Units taken from nationally accredited training qualifications from the CPP07 Property Services Training Package.

Castle Hill

Tue 3rd – Thu 5th Oct

Newcastle

(Dist Ed + 1 day workshop)

Fri 6th Oct

Tamworth

(Dist Ed + 1 day workshop)

Thu 12th Oct

Sydney

Mon 16th – Wed 18th Oct

Orange

(Dist Ed + 1 day workshop)

Tue 17th Oct

Batemans Bay

(Dist Ed + 1 day workshop)

Thu 2nd Nov

Campbelltown

(Dist Ed + 1 day workshop)

Wed 8th Nov

FINANCE AND MORTGAGE BROKING COURSES

Units taken from nationally accredited training qualifications from the FNS Financial Services Training Package.

Cert IV in Finance & Mortgage Broking Sydney

Mon 9th - Wed 11th Oct

Dip of Finance & Mort Broking Mgmt

Upgrade for existing

Cert IV holders

Sydney

Mon 23rd - Tue 24th Oct

From the Office

The College has had many fresh faces in training over the last fortnight with many new students filling up our Certificate of Registration course in our CBD office, as well our Certificate of Registration tutorial held over the weekend. We have also had many returning students in our licensing courses, with our Sales for Real Estate students enjoying a week with our experienced trainers Kristine and John Upton. Many of our previous students also returned for their annual CPD training in the CBD, Scone, Wollongong, Dee Why, Gosford and Taree. It is fantastic to see students return year after year to get all the latest updates in the property industry. Rosy also completed the final session on the 2017 EAC Insight Tour with a huge last program in Albury. So many agents have now heard not only Rosy speak at these forums, but have also been enlightened by NSW Fair Trading, Greg Jemmeson and Lisa Jemmeson from Jemmeson & Fisher, EAC themselves with new technology and other key industry providers. If you missed out – make sure you contact EAC for their latest information.

Our Wednesday afternoon ask ACOP Facebook Live sessions have been running regularly for many months now. These sessions feature our trainers discussing common issues in the property industry that the College has come across in discussions with our students in training. Our latest session featured our Trainer and Assessor Michael Carolan alongside our General Manager, John Roberts, discussing property inspection reports, material fact and amending the sales price of a property. If you didn't catch the session as it went live you can always catch up on the video on our Facebook page. Be sure to check our Facebook page on Wednesday afternoons to catch the next session!

You couldn't blame Megan Sullivan our Government Funded Programs Coordinator, for being very nervous at the start of the fortnight, with the settlement of her first property being finalised during the week. When news finally came through to the office that Megan and her partner Matt were now the proud owners of a place to call home (and a mortgage to go with it), the ACOP team had to celebrate with a delicious cheese platter and even a bottle or two of champagne. We also had our number one employee Braden Dew (who may or may not be the ghost writer of this column every fortnight) celebrate his birthday this week with a bombardment of decorations and cake.

Enrol Now

Click on the enrol now button to go to the College online enrolment forms (pdf versions of the newsletter only).

Property Licence Courses

Units taken from nationally accredited training qualifications from the CPP07 Property Services Training Package.

**Financial Management
Sydney CBD**
Wed 4th - Thu 5th Oct

**Staff Management
Sydney CBD**
Thu 12th - Fri 13th Oct

**Stock & Station
Agency Practices
Sydney CBD**
Mon 30th Oct - Fri 3rd Nov

**Strata Management
Agency Practices
Sydney CBD**
Tue 7th - Fri 10th Nov

**Sales for Real Estate
Sydney CBD**
Tue 28th Nov - Fri 1st Dec

**Auctioneer
Accreditation
Sydney CBD**
Fri 1st Dec

**Experienced Agents
Property Licence
Program
Sydney CBD**
Mon 4th - Fri 8th Dec

**Trust Accounting
Sydney CBD**
Mon 4th - Wed 6th Dec

**Property Management
Sydney CBD**
Thu 7th - Fri 8th Dec

**Business Broking
Agency Practices
Sydney CBD**
Thu 7th - Fri 8th Dec

FNS40815 Certificate IV in Finance and Mortgage Broking

Monday 9th - Wednesday 11th October

FNS50315 Diploma of Finance and Mortgage Broking Management

Monday 23rd - Friday 24th October

MAKE 2017 YOUR YEAR

With proposed reforms coming for the real estate and property industry, make 2017 the year that you get the qualification and obtain a full property licence

ACOP provides licensing training programs, and will recognise your prior learning and experience, for the following licence categories:

- ★ real estate agent's licence
- ★ strata manager's licence
- ★ business agent's licence
- ★ stock and station agent's licence
- ★ buyer's agent's licence
- ★ on-site residential property manager's licence

If you are seeking Recognition of Prior Learning (RPL) or Recognition of Current Competence (RCC), talk to us about the types of evidence that you will need to provide to seek these exemptions from training.

Social Media

