



CPD COURSES

Castle Hill

Sales & Prop Mgnt

Fri 4th May

Gosford

Sales & Property Mgnt

Thu 10th May

Sydney

Real Estate Sales

Thu 17th May

Sydney

Property Management

Thu 17th May

Sydney

Strata Management

Fri 18th May

Bateman's Bay

Sales & Property Mgnt

Mon 21st May

Newcastle

Sales & Property Mgnt

Fri 25th May

Castle Hill

Sales & Prop Mgnt

Fri 1st Jun

Raymond Terrace

Sales & Prop Mgnt

Wed 6th Jun

Mudgee

Stock & Station

Fri 8th Jun

Unapproved Granny Flats

Dual occupancy properties are becoming the norm in many new housing developments - a main house to one side and a granny flat to the other. It's a great way for an owner occupier to be able to make an income on their own land and help with mortgage repayments. In most cases you will find that the developers that are selling their house and land packages already have designs prepared for the dual occupancy properties. With those designs, come the approval for the two properties and eventually the occupation certificate that states both the main house and the granny flat are safe, free from harm and meet the Australian Building Code standards for living.

The problem for property managers is when a granny flat is not an approved building, and has no occupation certificate that certifies the safety and standards that are expected within the Australian Building Code. In 2009, the NSW Government released the Affordable Housing State Environment Planning Policy (SEPP) which permits all residential home-owners with a property larger than 450m² (which also has a minimum 12m street frontage) to build a granny flat on their property. What a number of home owners have proceeded to do is build their granny flat and not obtain an occupation certificate because of misinformation about council approval.

The Residential Tenancies Act 2010 - Section 49 states:

49 Occupation of residential premises as residence

(1) A landlord must take all reasonable steps to ensure that, at the time of entering into the residential tenancy agreement, there is no legal impediment to the occupation of the residential premises as a residence for the period of the tenancy.

Without an occupation certificate for the property, the landlord and agent are leasing a property in contravention of section 49. This is a clear breach of all legislation relating to the role of the property manager. It is a breach of the Residential Tenancies Act as mentioned above, as well as a breach of the duty of care the landlord has to the tenant to ensure that the property is safe for habitation. Without an occupation certificate, the landlord cannot guarantee that the property does meet the standards of safety for the tenant.

The agent takes on this risk in conjunction with the landlord. The NSW Civil and Administrative Tribunal (NCAT) have dealt with many cases in the past of landlord negligence. The agent will inevitably become a co-respondent in any matter of negligence and will be found to have a level of responsibility which later equates to a contribution to compensation.

**CPD
2 HOUR
SEMINARS**

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

Full 12 points!!

Sydney
Strata Management
Fri 27th Apr

Sydney
Sales & Property Mgmt
Tue 8th May

Penrith
Sales & Prop Mgmt
Fri 18th May

Campbelltown
Sales & Prop Mgmt
Thu 24th May

Parramatta
Sales & Prop Mgmt
Fri 25th May

Sydney
Strata Management
Fri 1st Jun

Sydney (5-7pm)
Sales & Prop Mgmt
Tue 5th Jun

Gosford
Sales & Prop Mgmt
Wed 13th Jun

Parramatta
Sales & Prop Mgmt
Thu 14th Jun

Bankstown
Sales & Prop Mgmt
Wed 20th Jun

Some of the risks of leasing an unapproved dwelling include, but are not limited to:

- Injury to tenant and their guests – landlords and agents can be sued because they failed to ensure their safety
- Landlord may not be able to obtain insurance for the property
- Council may order the owner to demolish the dwelling
- Because the structure is not approved for a granny flat, council can order the landlord to cease leasing it
- Landlord may have to refund to the tenant all rent they have paid to the landlord plus compensation for leasing an unapproved dwelling

To reduce the liability for your business, ensure that when listing new managements, you seek that occupation certificate at the point of listing. It should be a mandatory document you request for your files to ensure you are minimising risk for you, your landlords and your tenants.

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

NEW Skills Course for 2018

NCAT (The Reality of Tribunal)

A one (1) day skills workshop facilitated by Lisa Jemmeson, Senior Associate, Litigation, Jemmeson & Fisher and Rosy Sullivan, College Principal, ACOP

The workshop will focus on the practical skills and knowledge required to present matters at the NSW Civil and Administrative Tribunal.

Commencing in 2018 and will run in February, May, August and November
Check our website for enrolment details

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

CERTIFICATE OF REGISTRATION COURSES

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

Parramatta

Mon 30th Apr – Wed 2nd May

Sydney

Mon 14th – Wed 16th May

Sydney

(Online + Weekend Workshop)

Sat 19th – Sun 20th May

Batemans Bay

(Dist Ed + 1 day workshop)

Tue 22nd May

Castle Hill

Mon 28th – Wed 30th May

Mudgee

(Dist Ed + 1 day workshop)

Thu 7th Jun

Newcastle

(Dist Ed + 1 day workshop)

Fri 15th Jun

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 30th Apr- Wed 2nd May

Dip of Finance & Mort Broking Mgmt

Upgrade for existing

Cert IV holders

Sydney

Thu 3rd - Fri 4th May

From the Office

Well just when we thought we couldn't get any busier, WE DID. The College has received an overwhelming amount of enquiries regarding all things Property, Finance and Business. We have started to see agents getting into gear and start their journey from Certificate of Registration to a Licence in preparation for the Property Services Industry Reforms. Our trainers have been busy and once again spread all over the state delivering training in Wollongong, Tamworth, Chatswood, Parramatta, Castle Hill, Charlestown, Bankstown, Grafton, Gosford and of course Sydney CBD.

The noise levels in the ACOP head office have been at an all-time high this past week. With our Auctioneers Accreditation running on the Monday and our Livestock and Rural Property Auction course running on the Wednesday. Lead by our resident ACOP Auctioneers Michael Carolan and John Roberts our students were taught how to light up a room and deliver a very compliant and electric auction. The sessions were full of laughs and nerves, but an overwhelming amount of support from all students and teachers involved. Keep an eye out in the Auctioneering world; we have some amazing new auctioneers joining the industry.

In other news, our Property Management specialist Rosemary Saaib celebrated a milestone Birthday... let's just say she turned 21... Rosemary was given a brand new push bike and is extremely excited to explore new bike tracks throughout NSW. Of course the ACOP office put on a massive spread and had an over the top cake to celebrate.

We also had an exciting visitor this week, Kristin and her two daughters Violet and Lilly brought their nine week old King Charles Cavalier to meet the ACOP team. All ACOP staff pulled out all stops in trying to keep 'Ruby Glitter Sparkles' in the office as long as possible.

Until next time, have a terrific fortnight friends

CPD Courses

ACOP offers CPD courses in different formats

[Workshops](#)

[Distance Education](#)

[Online](#)

[Webinar](#)

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**

Mon 4th - Tue 5th Jun

**Staff Management
Sydney CBD**

Wed 6th - Thu 7th Jun

**Stock & Station
Agency Practices
Sydney CBD**

Mon 30th Jul - Fri 3rd Aug

**Strata Management
Agency Practices
Sydney CBD**

Mon 21st - Thu 24th May

**Sales for Real Estate
Sydney CBD**

Mon 28th - Thu 31st May

**Auctioneer
Accreditation
Sydney CBD**

Fri 1st Jun

**Trust Accounting +
Insurance (Strata)
Sydney CBD**

Fri 25th May

Trust Accounting

Mon 7th - Wed 9th May

Parramatta

Mon 16th - Wed 18th Jul

Property Management

Thu 10th - Fri 11th May

Parramatta

Thu 19th - Fri 20th Jul

FNS40815 Certificate IV in Finance and Mortgage Broking

Monday 30th April- Wednesday 2nd May

FNS50315 Diploma of Finance and Mortgage Broking Management

Thursday 3rd - Friday 4th May

MAKE 2018 YOUR YEAR

With proposed reforms coming for the real estate and property industry, make 2018 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

