



College Chronicle

Provision of By-Laws

February 7, 2020

RTO 91513

To continue our series of information regarding the impending changes to the Residential Tenancies Act, due for implementation on 23rd March 2020, this fortnight we will examine the changes relating to the provision of by-laws to a tenant when signing a lease in strata and the timeframes for compliance.

Under the current lease it states at clause 35: The landlord agrees to give to the tenant within 7 days of entering into this agreement a copy of the by-laws applying to the residential premises if they are premises under the Strata Schemes Management Act 2015, the Strata Schemes Development Act 2015, the Community Land Development Act 1989 or the Community Land Management Act 1989.

The new lease and the Residential Tenancies Act have changed the time frame in which the tenant is to receive the by-laws, requiring a tenant to have the by-laws provided to them prior to entering into the lease, under a disclosure principle:

Section 26 Disclosure of information to tenants generally

(2A) Disclosure or provision of strata scheme information

If the residential tenancy agreement relates to residential premises that comprise or include a lot in a strata scheme (within the meaning of the Strata Schemes Management Act 2015) - a landlord or landlord's agent must, before the tenant enters into the residential tenancy agreement:

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- (a) give the tenant a copy of the by-laws for the strata scheme, and
- (b) if a strata renewal committee is currently established in relation to the strata scheme under the Strata Schemes Development Act 2015, disclose that fact to the tenant.

Furthermore, the new lease states:

- 38. The landlord agrees to give the tenant, before the tenant enters into this agreement, a copy of the by-laws applying to the residential premises if they are under the Strata Schemes Management Act 2015.
- 39. The landlord agrees to give the tenant, within 7 days of entering into this agreement, a copy of the by-laws applying to the residential premises if they are premises under the strata schemes development Act 2015, the Community Land Development Act 1989 or the Community Land Management Act 1989.

What is important to note here is that if the premises are managed under the Strata Schemes Management Act 2015, the tenant must receive the by-laws PRIOR to entering into the lease. However, if the premises are in Community Title or managed under the Strata Schemes Development Act 2015, then the agent is required to provide the by-laws within 7 days of signing the lease.

There are fines that apply to the landlord or agent who does not provide the by-laws in accordance with the lease so it is important for property managers to ensure they are mindful of the new time frames and comply with them.

‘Til next time, wishing you every success in your business ventures,

Rosy Sullivan | [College Director & Principal](#)

4 HOUR CPD SEMINARS Full 12 points

THU 13TH FEB	CASTLE HILL Sales & Property Management	MON 24TH FEB	GOSFORD Sales & Property Management
MON 17TH FEB	BALLINA Sales & Property Management	THU 27TH FEB	PORT MACQUARIE Sales & Property Management
TUE 18TH FEB	TWEED HEADS Sales & Property Management	THU 27TH FEB	PORT MACQUARIE Comm & Retail Sales & Leasing
THU 20TH FEB	DEE WHY Sales & Property Management	MON 2ND MAR	ORANGE Sales & Property Management

2 HOUR CPD SEMINARS (8am - 10am unless specified otherwise). Full 12 points, Pre-reading required

FRI 14TH FEB	PARRAMATTA Sales & Prop Mgmt	FRI 28TH FEB	SYDNEY CBD Strata Management
TUE 18TH FEB	TWEED HEADS Strata Management	FRI 6TH MAR	SYDNEY CBD Sales & Prop Mgmt
TUE 25TH FEB	SYDNEY CBD (EVENING) Sales & Prop Mgmt	TUE 10TH MAR	LIVERPOOL Sales & Prop Mgmt



From the office

There we have it, another fortnight here at ACOP that has flown by our eyes. It is so hard to believe that we are already in February of 2020 but I guess that's what happens when you are having fun. Here at ACOP we have been working diligently to ensure we assist our students in reaching their qualification goals prior to the new Reforms being introduced on the 23rd March 2020. ACOP has been buzzing with students, enquiries and classes over the last fortnight starting with our Sales for Real Estate licensing module with students eager to complete their Certificate IV in Property Services (Real Estate) followed closely by our booked out class of Business Broking Agency Practices. The training didn't stop there as we also held a vibrant class of students who attended our Stock and Station Agency Practices module as well as our fresh faces who had attended this week's Certificate of Registration entry-level program.

Alongside all of our training here at the College we have also had many of students book in-house training sessions for licensing programs, CPD and our specialist high-performance team training. This learning style is always a great way to meet teams as a whole and give the agency an opportunity to learn alongside one another. The College had the pleasure of visiting many surrounding areas such as Toongabbie, Parramatta, St Leonards, Orange and also the beautiful terrain of Tweed Valley whilst providing this in-house training. It has also been great to see so many returning students in the first Diploma of Leadership & Management session of 2020 finishing up with our fortnight with double session of CPD offering Real Estate Sales in the morning and Property Management in the afternoon.

We have welcomed Andy Madigan to the ACOP team as a new trainer/assessor in the Stock and Station sector of our training programs. He brings with him a lifetime of experience in the industry, particularly from his previous role as CEO of the Australian Livestock and Property Association. Andy is learning to cope with the office chat, whilst he moulds our Stock and Station course into a new program for the new qualifications after the Reforms. As a team we would also like to wish Kristin a very Happy Birthday. The office misses her incredible sense of humour and her "vibe" in the office – although we know that as a remote ACOP worker you are still being serious. As Kristin will be in the office working next week, I'm taking the opportunity to advise all those who read this segment that the next "from the office" will include much talk about cake.

CERTIFICATE OF REGISTRATION COURSES

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

MON 2ND WED 4TH MAR	SYDNEY CBD
CONTACT OFFICE	CASTLE HILL

FINANCE & MORTGAGE BROKING COURSES

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

MON 9TH WED 11TH MAR	SYDNEY CBD Certificate IV in Finance & Mortgage Broking
MON 9TH FRI 13TH MAR	SYDNEY CBD Diploma of Finance & Mortgage Broking Management <i>(Upgrade Program - Must hold Certificate IV in Finance & Mortgage Broking)</i>

PROPERTY LICENCE COURSES

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

12TH - 13TH FEB	Staff Management SYDNEY CBD	10TH - 11TH FEB	Financial Management SYDNEY CBD
16TH - 19TH MAR	Sales for Real Estate SYDNEY CBD	FRI 28TH FEB	Trust Accounting + Insurance (Strata) SYDNEY CBD
24TH - 27TH FEB	Strata Management Agency Practices SYDNEY CBD	17TH - 19TH FEB	Trust Accounting SYDNEY CBD
CONTACT OFFICE	Stock & Station Agency Practices SYDNEY CBD	20TH - 21ST FEB	Property Management SYDNEY CBD
FRI 6TH MAR	Real Estate Auctioneer Accreditation SYDNEY CBD	30TH - 31ST MAR	Business Broking Agency Practices SYDNEY CBD

View our course calendar for all course details.

DIPLOMA OF PROPERTY SERVICES (AGENCY MANAGEMENT) CPP50307

SYDNEY

MODULE 1

20th - 21st February

MODULE 2

12th - 13th March

PROPERTY SERVICES

CONSUMER GUIDES

THESE 9 GUIDES WERE CREATED TO HELP YOU WORK MORE EFFECTIVELY WITH YOUR AGENT

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