



# **Abandoned Goods on Common Property**

**College Chronicle  
Newsletter**

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**Australian College  
of Professionals**

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# Abandoned Goods on Common Property

When living or owning in a strata scheme, the complexities of people living in close proximity to each other and having shared spaces, is always a point of possible and pending conflict.

As from 1 July 2020, the Uncollected Goods Act 1995 has been amended and now effectively takes on the responsibility and regulation of abandoned goods on strata common property from the Strata Schemes Management Act 2015. This means that the procedures that were covered under the SSMA are no longer available.

For the purposes of the Act, uncollected goods include goods that

an owners corporation reasonably believes have been abandoned or left behind on common property of the strata scheme. Goods are divided into various categories and different rules apply for each category:

- » Perishable goods and rubbish may be disposed of without restriction.
- » Low value uncollected goods (with a value of less than \$1,000) may be disposed of in “an appropriate manner”. This means that the owner of the goods is given written notice of the intention to dispose of the goods if they are not collected within at least 14 days. The strata may move or store low value uncollected goods in an appropriate manner.





- » Medium value uncollected goods (with a value of at least \$1,000 but less than \$20,000) may be disposed of through public auction or private sale for a fair value. The party in possession of the goods (usually the strata manager managing the scheme) must give the owner written notice of the intention to sell the abandoned good and the owner must be given at least 28 days to collect the goods. The uncollected goods may be moved or stored during this period in an appropriate manner.
- » High value uncollected goods (with a value of at least \$20,000) may be disposed of in accordance with an order of the Tribunal. These abandoned good may be moved

or stored in an appropriate manner whilst the Tribunal is making a decision. The Tribunal has been granted the power to make an order for disposal of the goods and various ancillary orders if required.

- » Personal documents that have been abandoned are defined to include identity documents, records, photos and memorabilia. Personal documents may be disposed of after giving the owner written notice of the intention to do so and giving the owner at least 28 days to collect them. The party in possession of personal documents must dispose of them by secure destruction or returning them to the owner.

- » Motor vehicles that have been abandoned are subject to an additional requirement - the party disposing of the vehicle must obtain a personal property securities register certificate confirming that the vehicle is not encumbered and a police certificate confirming that the vehicle is not stolen.

It is important to note that the legislation states that a person disposing of goods abandoned in common areas in a strata scheme, will have no liability if they dealt with the disposal of the goods in accordance with the Uncollected Goods Act 1995 or an order of the Tribunal.

In terms of keeping records in relation to the disposal of uncollected goods, the party responsible for disposing of the uncollected goods (usually the strata manager of the scheme) must maintain appropriate records for:

- » at least 12 months in the case of low value uncollected goods and
- » at least six years for all other abandoned goods

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

**Rosy Sullivan**  
Director | College Principal

## UPCOMING WEBINARS

### 3 HOUR COMPULSORY CPD

Sales & Leasing	TUE 1 <sup>ST</sup> SEP
Strata Management	TUE 15 <sup>TH</sup> SEP
Sales & Leasing	TUE 29 <sup>TH</sup> SEP

### 3 HOUR ELECTIVE CPD

Property Sales	TUE 8 <sup>TH</sup> SEP
Strata Management	TUE 22 <sup>TH</sup> SEP
Residential Property Management	TUE 6 <sup>TH</sup> OCT

### DIPLOMA OF LEADERSHIP & MANAGEMENT - EVENING WEBINARS

Manage Meetings	TUE 1 <sup>ST</sup> SEP	Support the recruitment, selection and induction of staff	TUE 29 <sup>TH</sup> SEP
Manage budgets and financial plans	TUE 15 <sup>TH</sup> SEP	Ensure a safe workplace for work area	TUE 13 <sup>TH</sup> OCT

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## UPCOMING FACE TO FACE COURSES

### COMBINED CPD (COMPULSORY & ELECTIVE) - REGIONAL NSW

<b>Property Sales</b> Port Macquarie	TUE <b>25<sup>TH</sup></b> AUG	<b>Property Sales</b> Taree	THU <b>27<sup>TH</sup></b> AUG
<b>Residential Prop Mgmt</b> Mudgee (9am - 12pm)	25 <sup>TH</sup> <b>26<sup>TH</sup></b> AUG	<b>Residential Prop Mgmt</b> Castle Hill	MON <b>21<sup>ST</sup></b> SEP
<b>Residential Prop Mgmt</b> Bathurst	WED <b>26<sup>TH</sup></b> AUG	<b>Property Sales</b> Wollongong	THU <b>24<sup>TH</sup></b> SEP

Two 3-hour sessions. 9am - 4pm unless stated otherwise

### 3 HOUR COMPULSORY CPD

<b>Strata Management</b>	FRI <b>11<sup>TH</sup></b> SEP
<b>Sales &amp; Leasing</b>	FRI <b>25<sup>TH</sup></b> SEP
<b>Sales &amp; Leasing</b>	FRI <b>16<sup>TH</sup></b> OCT

### 3 HOUR ELECTIVE CPD

<b>Strata Management</b>	FRI <b>11<sup>TH</sup></b> SEP
<b>Residential Property Management</b>	FRI <b>25<sup>TH</sup></b> SEP
<b>Property Sales</b>	FRI <b>16<sup>TH</sup></b> OCT

### ASSISTANT AGENT - CERTIFICATE OF REGISTRATION

<b>Real Estate and Stock &amp; Station</b>	<b>7<sup>TH</sup> - 10<sup>TH</sup></b> SEPTEMBER
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Units taken from nationally accredited training qualifications from the CPP41419 Certificate IV in Real Estate Practice.

<b>Strata Management</b>	<b>21<sup>ST</sup> - 24<sup>TH</sup></b> SEPTEMBER
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Units taken from nationally accredited training qualifications from the CPP40516 Certificate IV in Strata Community Management.

*Please note: All face to face courses will be held at our Town Hall premises in the Sydney CBD with the exception of combined regional CPD*





## From the office

And it's been another fortnight of sanitisers and face masks. We have all been busy in the office choosing our re-usable masks on websites and purchasing online and awaiting the delivery of some wild (and some not so wild) cloth masks.

In amongst all the other online shopping deliveries, at least these are about making sure that we are all safe on public transport whilst travelling to and from the College. We are running small classes in our head office training rooms, and have seen CPD classes (compulsory topics and elective topics), strata trust accounting and insurance, mortgage broking and property sales licensing programs conducted in the past fortnight. In addition to our classes in Sydney CBD and our many interactive webinars, we have conducted CPD classes in

Dubbo and Mudgee, where Michael and Andy had a wonderful time with our rural agents, not to mention our CPD classes in Balgowlah, Parramatta and Willoughby. It's been a busy week making sure that every session we run is COVID safe for both our students and our trainers. We have been through the process about a month ago of preparing our COVID safe plan and now have the COVID Safe business tick of approval. It's our daily mission to uphold all of the COVID safe requirements.

And a fortnight at ACOP wouldn't be ACOP without some celebrations. Two birthdays and two cakes – woohoo. Megan, our Training Manager and Kristine, one of our Senior Trainer/Assessors both celebrated in style, with decorated desks on their special days and plenty of cake to share with the whole team.

## UPCOMING FACE TO FACE COURSES

### PROPERTY LICENSING

<b>Commercial Sales &amp; Leasing</b> SYDNEY CBD	1 <sup>ST</sup> - 2 <sup>ND</sup> OCT
<b>Property Sales</b> SYDNEY CBD	28 <sup>TH</sup> - 30 <sup>TH</sup> SEP
<b>Stock &amp; Station Agency Practices</b> SYDNEY CBD	26 <sup>TH</sup> - 28 <sup>TH</sup> OCT
<b>Strata Management Agency Practices</b> SYDNEY CBD	19 <sup>TH</sup> - 21 <sup>ST</sup> OCT
<b>Auctioneering</b> SYDNEY CBD	29 <sup>TH</sup> - 30 <sup>TH</sup> OCT
<b>Property Mgmt Business Development &amp; NCAT</b> SYDNEY CBD	27 <sup>TH</sup> - 28 <sup>TH</sup> AUG

### PROPERTY LICENSING

<b>Financial Management</b> SYDNEY CBD	31 <sup>ST</sup> AUG - 1 <sup>ST</sup> SEP
<b>Trust Accounting + Insurance</b> SYDNEY CBD	THU 22 <sup>ND</sup> OCT
<b>Trust Accounting</b> SYDNEY CBD	14 <sup>TH</sup> - 15 <sup>TH</sup> SEP
<b>Property Management</b> SYDNEY CBD	16 <sup>TH</sup> - 18 <sup>TH</sup> SEP
<b>Business Broking Agency Practices</b> SYDNEY CBD	3 <sup>RD</sup> - 4 <sup>TH</sup> SEP

Units taken from nationally accredited training qualifications from the CPP41419 Certificate IV Real Estate Practice and CPP40516 Certificate IV in Strata Community Management.

### PROPERTY SERVICES

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