Asbestos……a timely update

Whilst we have discussed the risks of asbestos in previous newsletters and in our CPD training, the recent NSW Government initiative stemming from the “Mr Fluffy” concerns, renews the need to bring this to the attention of Property Managers and Strata Managers.

So who or what is Mr Fluffy? Mr Fluffy was a company that filled roof cavities with loose asbestos insulation between 1968 to 1979. This type of asbestos is particularly harmful as it is in a raw form, it is easily disturbed and can be inhaled easily.

The company has been identified as having filled roofs in both NSW and Canberra. Whilst there were some previous initiatives in Canberra to treat affected homes and remove the asbestos fibres, the concern remains that there may be leftover fibres or even properties that were not treated at all.

The Mr Fluffy Company was not known for great record keeping, so identifying the properties that were worked on by them is not as easy as looking up a register. In Canberra there have been approximately 1,000 properties identified as being affected, however, the final number in NSW is as yet unknown, with 65 properties identified so far.

The NSW Government announced this week their voluntary purchase and demolition programme for any NSW property that receives a positive reading for the lose fill asbestos. The program will offer homeowners a choice of actions:

1. a NSW Government purchase of premises and land or
2. a NSW Government purchase of the premises only.

There will also be a level of compensation/funding available to the owners to assist in things like finding other accommodation, moving expenses, replacement of affected furnishings.

The NSW Government has released a number of guidelines that they recommend 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)

Full 12 points!!

Parramatta
Sales & Prop Mgmt
Thu 9th Jul

Sydney
Trust Accounting
Thu 16th Jul

Liverpool
Sales & Prop Mgmt
Fri 17th Jul

Castle Hill
Sales & Prop Mgmt
Mon 20th Jul

Newcastle
Sales & Prop Mgmt
Wed 22nd Jul

Ballina
Trust Accounting
Mon 27th Jul

Tweed Heads
Trust Accounting
Mon 27th Jul

Sydney
Sales & Prop Mgmt
Fri 31st Jul

Newcastle
Trust Accounting
Fri 7th Aug

Bankstown
Sales & Prop Mgmt
Thu 13th 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 Principal register for free testing (available until 14 August 2016 in specified local government areas).
• Request the Principal provide any test results to the agent.
• Request the Principal 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.

Finally, there is free testing available for properties that were built prior to 1980 in 36 Local government Areas until August 2016. The local areas include:

Albury City Council
Bega Valley Shire Council
Bombala Council
Cooma Monaro Shire Council
Goulburn Mulwaree Council
Ku-ring-gai Shire Council
Manly Council
Orange City Council
Parramatta City Council
Snowy River Shire Council
Tumbarumba Council
Wagga Wagga City Council
Yass Valley Shire Council

Bankstown City Council
Berrigan Shire Council
Boorowa Council
Eurobodalla Shire Council
Greater Hume Shire Council
Lithgow City Council
North Sydney Council
Palerang Council
Queanbeyan City Council
The Hills Shire Council
Upper Lachlan Shire Council
Warringah Council
Young Shire Council

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

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www.acop.edu.au
enquiries@acop.edu.au
The ACOP team have been working extremely hard over the past few weeks. We celebrated our remote team member Steph’s birthday with a fantastic tall chocolate American mud cake, which unfortunately Steph didn’t have the delight of trying because she is also working very hard for us in London.

As well as all the cake in the office we’ve had plenty of courses running in Sydney and regional NSW. We held our CPD workshops in Wollongong, Gosford and Bankstown. We also held courses in Newcastle, Parramatta and Melbourne.

With all these courses and a busy office the team is definitely looking forward to the weekend and we are all praying that the sun will be shining!

Have you ever thought about being a trainer?

ACOP are working in collaboration with another Registered Training Organisation to offer the Cert IV in Training and Assessment - TAE40110.

This is the essential qualification required if you want to be a trainer in the adult vocational industry. Why not expand your skills and knowledge and add that extra string to your bow and enhance your future career options.

Course Brochure

2 Hr Trust Accounting Regional Seminars

Do you need a quick refresher course to update your Trust accounting knowledge?

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Social Media
Is it Time You Upgraded to Your Licence?

ACOP runs an Experienced Agents Property Licence Program which, in conjunction with Recognition of Prior Learning (RPL) assessment, will enable you to complete your Real Estate Licence qualification in 5 days with take home assessments.

We will also assist you with completion and submission of your licence application to NSW Fair Trading free of charge.

Free Assessment
Send us your resume & copies of any qualification transcripts you may have for a free and confidential preliminary RPL assessment.

Property Licence Courses

Experienced Agents Property Licence Program
Parramatta
Mon 13th - Fri 17th Jul

Trust Accounting Parramatta
Mon 13th - Wed 15th Jul

Property Management Parramatta
Wed 15th - Fri 17th Jul

Business Broking Agency Practices Sydney
Thu 25th - Fri 26th Jun

Sales for Real Estate Sydney
Tue 21st - Fri 24th Jul

Strata Management Agency Practices Sydney
Tue 7th - Fri 10th Jul

Stock & Station Agency Practices Sydney
Mon 2nd - Fri 6th Nov

Financial Management Sydney
Thu 30th - Fri 31st Jul

Staff Management Sydney
Mon 27th - Tue 28th Jul

Auctioneer Accreditation Sydney
Fri 18th Sep

Online CPD now available for Real Estate Sales, Property Management, Commercial & Retail Sales & Leasing, Business Broking, Strata, Stock and Station and On-site Residential Property Management.

$99