



November 7, 2014

CPD COURSES

Sydney

Sales or Prop Mgmt

Thu 20th Nov

Gosford

Sales & Prop Mgmt

Wed 26th Nov

Northern Beaches

Sales & Prop Mgmt

Thu 27th Nov

Castle Hill

Sales & Prop Mgmt

Thu 4th Dec

Sydney

Strata

Tue 16th Dec

Sydney

Sales or Prop Mgmt

Thu 18th Dec

Newcastle

Sales & Prop Mgmt

Wed 21st Jan 2015

Tweed Heads

Sales & Prop Mgmt or
Strata

Tue 17th Feb 2015

Blue Mountains

Sales & Prop Mgmt

Wed 18th Feb 2015

Swimming Poolsagain

If you read the NSW Fair Trading email notifications this week, or checked their website, you will have seen the latest reminder in relation to swimming pool regulations in New South Wales.

If you own a pool, you'll know you are responsible for meeting NSW safety requirements. If you are an agent that manages a property that has a pool, then you will understand that you have a duty of care to provide a property that is free from harm. This is where the swimming pool regulations become relevant.

As summer is almost upon us and more people are taking to the water for both recreational and exercise regimes, we need to be mindful that keeping family, friends and the community free from drowning and injury is easier when your pool is fully fenced and you have better control over the swimming pool area.

NSW Fair Trading is promoting the 'Safer Pool Choices' message for all citizens. They have provided tips, information and reminders on how you can make active decisions that will help you boost pool safety and protect your neighbours, friends and family. This is a great list of tips that could easily be translated into a flier that property managers can distribute to their landlords and also to tenants who are leasing a property that has a swimming pool.

The tips include:

- Every Australian who owns a pool with a depth of 300mm or more is required to fence it in accordance with State or Territory legislation. This also applies to spa pools and portable pools.
- The majority of children under five years who drown in swimming pools do so due to fencing that does not comply with the legislation. Your local council can provide information on what your responsibilities are. Check the website of your local council to obtain more detailed information on these requirements.
- Ensure that your pool fence has a self-closing, self-latching gate in working order. Many children have drowned when their carer was unaware they were anywhere near the pool.
- All portable pools supplied in Australia are required to display a warning label with general safety information, including whether fencing laws apply. If you purchase a portable pool, follow this safety advice and contact your local council for information if fencing is required.

**CPD
2 HOUR
BREAKFAST
SEMINARS**

Full 12 points!!

Parramatta
Sales & Prop Mgmt
Tue 11th Nov

Penrith
Sales & Prop Mgmt
Fri 21st Nov

Campbelltown
Sales & Prop Mgmt
Wed 26th Nov

Parramatta
Trust Accounting
Thu 27th Nov

Castle Hill
Sales & Prop Mgmt
Fri 28th Nov

Sydney
Strata
Mon 1st Dec

Bankstown
Sales & Prop Mgmt
Tue 2nd Dec

Gosford
Sales & Prop Mgmt
Wed 10th Dec

Sydney
Business Broking
Wed 17th Dec

Wollongong
Sales & Prop Mgmt
Thu 18th Dec

- Active supervision is always necessary. Stay at arm's length when your child is learning to swim.
- Pool toys and floatation aids have been involved in many cases where children have been drowned or seriously injured. Only use floatation aids in good order, appropriate for the age and weight of the child. Tidy toys away after use so they don't attract children into the pool. It is always important to remember that pool toys and floatation aids are not safety devices and will not prevent a child from drowning.

One of the big issues for agents is when tenants install an inflatable "temporary" portable swimming pool. Unfortunately, these swimming pools are often 'installed' without the knowledge of the agent or the landlord. As the points above show, these portable pools must comply with the pool fencing regulations. As an agent, you need to ensure that you include in the lease that tenants are not permitted to install a temporary pool during the term of their lease. This is at least a first step towards ensuring further pool safety in our community.

As an agent, whether you are selling a property with a pool, or managing that property on behalf of the owner, you need to ensure that you have considered the pool or spa within your risk management strategy of how you will be dealing with that property, from the initial showing of the property to prospective purchasers or tenants; through to the final sale or commencement and continuation of a tenancy period.

Good luck with all your property dealings this week.

Til next time,

Wishing you every success in your business ventures,
Rosy Sullivan

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**Certificate IV in Finance & Mortgage Broking**

**Wednesday 26th - Friday 28th November**

**Diploma of Finance & Mortgage Broking  
Management (Upgrade Course)**

**Wednesday 3rd - Thursday 4th December**

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**Business Broking Agency Practices
Course**

for existing Real Estate, Strata and
Stock & Station Licensees

Thurs 11th to Fri 12th December

CERTIFICATE OF REGISTRATION COURSES

Sydney

Mon 17th – Wed 19th Nov

Sydney

(Dist Ed + 2 day workshop)
Sat 22nd - Sun 23rd Nov

Gosford

(Dist Ed + 1 day workshop)
Mon 24th Nov

Castle Hill

Mon 1st – Wed 3rd Dec

Newcastle

(Dist Ed + 1 day workshop)
Mon 8th Dec

Sydney

Mon 15th – Wed 17th Dec

Sydney

Mon 12th – Wed 14th Jan

Parramatta

Wed 21st – Fri 23rd Jan

FINANCE AND MORTGAGE BROKING COURSES

Cert IV in Finance & Mortgage Broking

Sydney

Wed 26th - Fri 28th Nov

Dip of Finance & Mort Broking Mgmt

Upgrade for existing Cert IV holders

Sydney

Wed 3rd - Thu 4th Dec

News from the Office

The last two weeks have been exciting yet again, Our trainers were busy with trips to Batemans Bay, Bathurst, Coffs Harbour and Scone. Numerous courses were also held in the Sydney Metropolitan area. Next week we are expecting our largest ever Strata Managing Agents licensing course. In 2015 we will also be running Certificate of Registration Strata every two months in Sydney.

On Wednesday we ran our first ever CPD Trust Accounting course which proved to be successful and exciting... well as exciting as trust accounting can ever get!

Our College Marketing Manager, Anthony has been working tirelessly for the past few months preparing the launch of our new website. We are currently running a competition for an extra \$10 discount on CPD for the remainder of 2014. Code words have been hidden within the website, if you find the code word include it in the enrolment form to claim this offer.

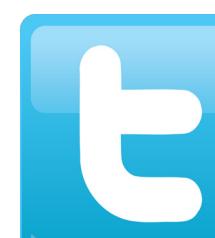
On Tuesday Melbourne Cup day, Imogen and Megan decorated the office to get into the spring carnival atmosphere. The Students currently attending our Stock and Station licensing course also joined in the festivities by participating in the annual College office sweep and afternoon tea. Congratulations to our lucky sweep winners, John and Anthony's father Bill and one of our lucky Stock and Station students. The only person not in attendance was our College Principal, Rosy, who was working to raise funds for the Manly Women's Shelter at a function at The Steyne Hotel in Manly.

Our Operations Manager John has been away the past week working on his tan in far North Queensland. Unfortunately John (or Red John) as we like to call him in the office, does not take too well to any exposure to sunlight so he should return even "redder". All tanning will be done at night for John.

Our Training Manager, Fearnie, is also about to embark on her trip to Queensland. Meanwhile John and Rosy are heading to a wedding in New Zealand. What's the old saying? Cat's away, the mice will play..?

Also big congratulations to Megan and her boyfriend Matt, celebrating their 6 year anniversary.

Social Media



Property Licence Courses

Experienced Agents Property Licence Program Sydney

Mon 8th - Fri 12th Dec

Trust Accounting Sydney

Mon 8th - Wed 10th Dec

Property Management Sydney

Wed 10th - Fri 12th Dec

Business Broking Agency Practices Sydney

Thu 11th - Fri 12th Dec

Sales for Real Estate Sydney

Tue 18th - Fri 21st Nov

Strata Management Agency Practices Sydney

Tue 27th - 30th Jan 2015

Stock & Station Agency Practices Sydney

Mon 11th - Fri 15th May 2015

Financial Management Sydney

Mon 2nd - Tue 3rd Feb 2015

Staff Management Sydney

Wed 4th - Thu 5th Feb 2015

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.

Strata Management Practices

for existing Real Estate, Stock & Station and Business Broking Licensees

Tuesday 11th to Friday 14th November

Sydney CBD

Why not try online CPD for \$99?



**Australian College
of Professionals**

The College trainers will be conducting Certificate of Registration and CPD courses in city and country areas of NSW in 2014.

Ring 1300 88 48 10 to book

or

visit our website - www.acop.edu.au

Customised and in-house CPD courses are available.
We come to you!

Real Estate, Strata, Business Broking,
On-site Residential or Stock & Station.

In Sydney, courses are run at Bankstown, Castle Hill, the CBD at St Andrew's House, Liverpool, Northern Beaches and Parramatta.

