



### CPD COURSES

**Raymond Terrace**  
Sales & Prop Mgmt  
**Wed 10th Jun**

**Mudgee**  
Stock & Station  
**Fri 12th Jun**

**Newcastle**  
Strata  
**Wed 17th Jun**

**Sydney**  
Commercial & Retail  
Sales & Leasing  
**Thu 18th Jun**

**Sydney**  
Sales (AM) or  
Prop Mgmt (PM)  
**Fri 19th Jun**

**Sydney**  
Strata  
**Mon 22nd Jun**

**Castle Hill**  
Sales & Prop Mgmt  
**Fri 3rd Jul**

**Goulburn**  
Stock & Station (AM) or  
Sales & Prop Mgmt (PM)  
**Mon 6th Jul**

**Parramatta**  
Strata  
**Wed 8th Jul**

## GRANNY FLATS

In today's economic times, many property owners are trying to find a way to make some extra cash, and the granny flat seems to be a relatively low start-up cost introduction into the world of property investment. With granny flats costing as little as \$39,000, it is easy to see why this would be a viable option for a home owner to gain an extra income.

While there are definite benefits for the homeowner there should be some caution exercised on behalf of a property manager who is asked to manage the property on behalf of the property owner.

For the homeowner to begin earning and securing an income through renting out their freestanding granny flat or even converted garage, there should be Council approval for the extra dwelling. Should the dwelling not be appropriately approved, the protection offered by the residential tenancy agreement may not be afforded to the landlord.

Section 49 of the Residential Tenancies Act 2010 states:

(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.

Non Council approval constitutes a legal impediment. A dwelling such as a granny flat that has not been approved by local council could constitute a breach of the Residential Tenancies Act.

### What are the possible effects of breaching section 49?

#### *Void Residential Tenancy Agreement*

The case of Chymiak v Marshall & Baldwin (2007) in the NSW CTTT was a case whereby the landlord rented out a shed converted to a home which was not approved by the local council. While the premises was a comfortable conversion, damage was caused to the tenants' belongings after a week of rain. The tenant subsequently claimed the damage may not have occurred if the premises had faced some level of audit and approval from the local council. While the tenant claimed an amount of \$5,549.00, the CTTT awarded them a compensation amount of \$10,000.00 (the maximum limit afforded to the Tribunal in this type of matter) and ordered that the applicant



## CERTIFICATE OF REGISTRATION COURSES

### Sydney

Mon 15th – Wed 17th Jun

### Sydney

(Dist Ed + 2 day workshop)

Sat 20th – Sun 21st Jun

### Newcastle

(Dist Ed + 1 day workshop)

Thu 25th Jun

### Parramatta

Mon 29th Jun – Wed 1st Jul

### Goulburn

(Dist Ed + 1 day workshop)

Tue 7th Jul

### Gosford

(Dist Ed + 1 day workshop)

Tue 21st Jul

### Castle Hill

Mon 3rd – Wed 5th Aug

### Penrith

(Dist Ed + 1 day workshop)

Fri 14th Aug

## FINANCE AND MORTGAGE BROKING COURSES

### Cert IV in Finance & Mortgage Broking Sydney

Mon 29th Jun - Wed 1st Jul

### Dip of Finance & Mort Broking Mgmt

Upgrade for existing Cert IV holders

### Sydney

Thu 2nd - Fri 3rd Jul

## News from the Office

The ACOP Team has welcomed Winter by keeping busy with Licencing and Certificate of Registration courses at our Sydney locations in addition to CPD courses running across the State.

Last week also saw us bid farewell to our events facilitator Charlotte, who has ventured to the country town of Pilliga to experience the true Australian Outback. We have of course sent her off in true ACOP fashion, with a spectacular dinner in the heart of the city. The team was also generous enough to supply Charlotte with an outback survival kit, providing all the essentials for her time away.

Friday saw the College take part in the Cancer Council's "Australia's Biggest Morning Tea." The staff and lucky students present indulged in an extravagant selection of cakes, pastries and biscuits. Whilst there were many contenders, the undisputed winner for best dish went to the wonderful cheesecake provided by Kristine's mother, Rhonda. The event was a huge success in raising funds for the Cancer Council and the ACOP team would like to thank all staff and students for their contribution.

The College would also like to pass their congratulations to our Operations Manager, John Roberts, who this week successfully completed his Real Estate Licencing course. His efforts serve a good reminder to our students that if John can get his Real Estate Licence, anyone can!

### 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

### Social Media



## Property Licence Courses

**Experienced Agents Property Licence Program Sydney CBD**  
Mon 22nd - Fri 26th Jun

**Trust Accounting Sydney CBD**  
Mon 22nd - Wed 24th Jun

**Property Management Sydney CBD**  
Wed 24th - Fri 26th Jun

**Business Broking Agency Practices Sydney**  
Thu 25th Apr - 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**  
Wed 29th - Thu 30th Jul

**Staff Management Sydney**  
Mon 27th - Tue 28th Jul

**Auctioneer Accreditation Sydney**  
Fri 18th Sep

# 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.



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



**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](http://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.

