



### CPD COURSES

#### Sydney

Sales (AM)  
or Prop Mgmt (PM)

**Thu 14th Apr**

#### Queanbeyan

Sales & Prop Mgmt

**Mon 18th Apr**

#### Sydney

Strata

**Tue 19th Apr**

#### Coffs Harbour

Sales & Prop Mgmt (AM)  
or Strata (PM)

**Tue 26th Apr**

#### Sydney

Commercial & Retail  
Sales & Leasing

**Wed 27th Apr**

#### Dee Why

Sales & Prop Mgmt

**Fri 29th Apr**

#### Blue Mountains

Sales & Prop Mgmt

**Wed 4th May**

#### Port Macquarie

On-site Residential  
Prop Mgmt

**Mon 9th May**

#### Parramatta

Commercial & Retail  
Sales & Leasing

**Wed 11th May**

## Smoke Alarms

As always, we love getting questions asked of us from our students. One that has been popping up frequently over the last few years is “who is responsible for the maintenance of smoke alarms in rental properties?”

As most of the property managers out there would be aware, the Environmental Planning and Assessment Amendment (Smoke Alarms) Regulation 2006 came into effect ten years ago. Since then, smoke alarms have been mandatory in all homes and other shared accommodation buildings where people sleep.

As set out in the Residential Tenancies Regulation 2010, Schedule 1 – the standard clauses for residential tenancies agreement states:

### SMOKE ALARMS

38. The landlord agrees to ensure that smoke alarms are installed and maintained in the residential premises in accordance with section 146A of the Environmental Planning and Assessment Act 1979 if that section requires them to be installed in the premises.

39. The landlord and tenant each agree not to remove or interfere with the operation of a smoke alarm installed on the residential premises unless they have a reasonable excuse to do so.

So, as we can see from clause 38 above, it states that the landlord is responsible for the installation and maintenance of the smoke alarms, and the standard tenancy agreement also states that it is the responsibility of the tenant to replace certain items:

16. The tenant agrees:

16.4 that it is the tenant's responsibility to replace light globes and batteries for smoke detectors on the residential premises.

New South Wales Fair Trading have an information sheet that sets out the responsibilities of landlords for the installation and maintenance of smoke alarms in their rental properties and it is a valuable resource so that all landlords to ensure they understand their responsibilities.

Further responsibilities of landlords and tenants under the Residential Tenancies Act 2010 are:

- Landlords have the right of access to rented premises to fit or maintain smoke alarms after giving the tenant at least 2 days notice.

**CPD  
2 HOUR  
SEMINARS**

(8am - 10am unless otherwise specified)  
Pre-reading required.

**Full 12 points!!**

**Gosford**

Sales & Prop Mgmt  
**Wed 13th Apr**

**Bankstown**

Sales & Prop Mgmt  
**Fri 15th Apr**

**Blue Mountains**

Trust Accounting  
**Thu 21st Apr**

**Parramatta**

Sales & Prop Mgmt  
**Fri 22nd Apr**

**Penrith**

Sales & Prop Mgmt  
**Fri 22nd Apr**

**Liverpool**

Sales & Prop Mgmt  
**Wed 2nd May**

**Sydney**

Trust Accounting  
**Wed 2nd May**

**Newcastle**

Trust Accounting  
**Thu 5th May**

**Parramatta**

Strata  
**Fri 20th May**

**Penrith**

Sales & Prop Mgmt  
**Fri 20th May**

**Campbelltown**

Sales & Prop Mgmt  
**Thu 26th May**

- Neither the landlord nor the tenant are, except with reasonable excuse, permitted to remove or interfere with the operation of a smoke alarm fitted in the rented premises.
- Where a smoke alarm is of the type that has a replaceable battery, it is recommended that the landlord put a new battery in at the commencement of a tenancy.
- After the tenancy begins, the tenant is responsible for replacing the battery if needed. Fire and Rescue NSW can assist elderly tenants or those physically unable to change a smoke detector battery.
- The condition report includes a specific reference to smoke alarms so that tenants and landlords (or their agent) are able to note and comment on the presence of smoke alarms at the beginning and end of the tenancy.

The Act no longer states that it is a responsibility of the landlord to change the batteries of the smoke detectors at the beginning of each tenancy, however as a matter of good practice it would be advisable for the property manager to enforce this as standard. You just never know if the tenants are actually upholding their end of the bargain.

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

Queanbeyan and  
Australian Capital Territory  
CPD Courses

We are pleased to announce that ACOP is going to be in Queanbeyan on Monday 18th April to run a NSW Sales & Property Management CPD course. Enrolments are now open. [Enrol here](#). Full 12 points. Loyalty discount applies.

We are also running ACT CPD courses during the year. These courses will take place in Canberra. For more information and dates for the ACT CPD courses please check our [website](#).

To enquire about these courses or to book an in-house course please ring 1300 88 48 10 or email [enquiries@acop.edu.au](mailto:enquiries@acop.edu.au)

[www.acop.edu.au](http://www.acop.edu.au)  
[enquiries@acop.edu.au](mailto:enquiries@acop.edu.au)



## Property Licence Courses

Experienced Agents  
Property Licence  
Program

Sydney CBD

Tue 26th - Fri 29th Apr

Trust Accounting  
Sydney CBD

Tue 26th - Wed 27th Apr

Property Management  
Sydney CBD

Thu 28th - Fri 29th Apr

Business Broking  
Agency Practices  
Sydney

Thu 28th - Fri 29th Apr

Sales for Real Estate  
Sydney

Tue 24th - Fri 27th May

Strata Management  
Agency Practices  
Sydney

Tue 3rd - Fri 6th May

Stock & Station  
Agency Practices  
Sydney

Mon 9th - Fri 13th May

Financial Management  
Sydney

Wed 13th - Thu 14th Apr

Staff Management  
Sydney

Thu 21st - Fri 22nd Apr

Auctioneer  
Accreditation Sydney

Thu 2nd Jun

# Do you want a Real Estate or Strata Management Licence?

- ✓ Are you 15 years old or over?
- ✓ Are you no longer at school?
- ✓ Are you living or working in NSW?
- ✓ Are you an Australian citizen, Australian permanent resident, Australian permanent humanitarian visa holder or New Zealand citizen?

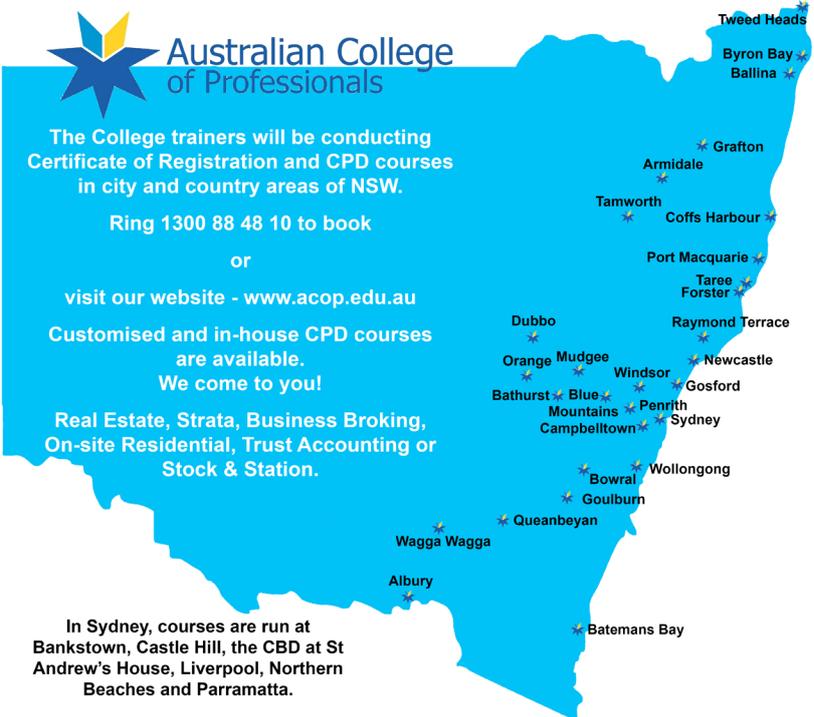
If you answered YES to the above questions, you will be eligible for **government funding**.

## Free Assessment

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

Complete the

## Eligibility Survey



**Australian College of Professionals**

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

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, Trust Accounting or Stock & Station.

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

Locations marked on the map: Tweed Heads, Byron Bay, Ballina, Grafton, Armidale, Tamworth, Coffs Harbour, Port Macquarie, Taree, Forster, Raymond Terrace, Newcastle, Gosford, Windsor, Orange, Mudgee, Dubbo, Bathurst, Blue Mountains, Penrith, Campbelltown, Sydney, Wollongong, Bowral, Goulburn, Queanbeyan, Wagga Wagga, Albury, Batemans Bay.