

College Chronicle

Smoke Alarms... it's a hot topic

March 6, 2020



The new Residential Tenancies legislation will be implemented on the 23rd March 2020. To continue our breakdown of some of the major changes to this legislation, this fortnight in our College Chronicle, we will look at who can repair or replace a smoke alarm or change a battery in a tenancy. These issues relate specifically to clauses 13 to 21 in Part 3 of the Residential Tenancies Regulation 2019.

From 23 March 2020, NSW landlords and agents need to ensure that smoke alarms installed in rented properties are in working order. The new requirements for landlords and agents include:

- where a smoke alarm is not in working order, landlords and agents must ensure the alarm is repaired (this includes replacing a battery) within two (2) business days.
- landlords and agents must check smoke alarms every year to ensure they are working.
- landlords and agents must ensure:
 - smoke alarms are replaced within 10 years of manufacture, or earlier if specified by the manufacturer
 - batteries are installed or replaced every year (or for lithium batteries, in the period specified by the manufacturer).
- landlords and agents must give at least two (2) business days' notice to inspect or assess the need for smoke alarm repair or replacement, and at least 1 hour notice to carry out repair or replacement of a smoke alarm.

The requirements for tenants under the new Regulations coming into effect on Monday 23rd March 2020, are:

- tenants must notify their landlord or agent if they discover that a smoke alarm is not working (this includes when the battery needs to be changed).

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- Tenants must notify their landlord when they change a battery in a smoke alarm or engage a licensed electrician to repair or replace an alarm. The different circumstances where a tenant can change a battery or engage a licensed electrician are provided in the table below. This does not apply to social housing tenants.

There are specific responsibilities for certain types of smoke alarms. There is a detailed table of information on the NSW Fair Trading website at the link – <https://www.fairtrading.nsw.gov.au/about-fair-trading/legislation-and-publications/changes-to-legislation/new-residential-tenancy-laws/key-changes-to-smoke-alarm-requirements-for-rented-homes>

Basically, the NSW Fair Trading table details the requirements that form part of the Residential Tenancy Agreement, (as seen in the standard form agreement included in the NSW Residential Tenancies Regulation 2019), that the agent (on behalf of the landlord) must indicate on the tenancy agreement the following:

- whether the smoke alarms that are installed in the managed property are hardwired or battery operated
- if the smoke alarms are battery operated, the agreement needs to indicate if the batteries in the smoke alarms are of a kind that the tenant can replace themselves. If the batteries are of a type that the tenant can replace, the agreement needs to detail the type of battery in the smoke alarm
- if the smoke alarms are hard-wired, the agreement needs to note if the back-up batteries in the smoke alarms are of a kind that the tenant can replace themselves. If the batteries are of a type that the tenant can replace, the agreement needs to detail the type of battery in the smoke alarm

It is essential that if you work in residential property management, that you have a detailed look at the new standard form of the Residential Tenancy Agreement and the Condition Report and ensure that the processes in your agency meet all of the new requirements.

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

Rosy Sullivan | College Director & Principal

NEW PROPERTY LICENCE COURSES

These courses are modules within the new property qualifications and meet the new licensing requirements commencing on 23rd March 2020.

Licence courses are available in Real Estate, Strata Management and Stock & Station. Units taken from nationally accredited training qualifications from the CPP Property Services Training Package.

CPP41419 - Certificate IV in Real Estate Practice | CPP40516 - Certificate IV in Strata Community Management

22ND - 24TH APR	Property Sales SYDNEY CBD	20TH - 21ST APR	Trust Accounting SYDNEY CBD
22ND - 24TH APR	Property Management SYDNEY CBD	28TH - 29TH MAY	Property Management Business Development SYDNEY CBD
8TH - 11TH JUN	Stock & Station Agency Practices SYDNEY CBD	COURSE DATES COMING SOON	Business Broking Agency Practices SYDNEY CBD
27TH - 28TH APR	Auctioneering SYDNEY CBD	31ST MAR - 2ND APR	Strata Management Agency Practices SYDNEY CBD
25TH - 26TH MAY	Commercial Sales & Leasing SYDNEY CBD	3RD APR	Trust Accounting & Insurance (Strata Management) SYDNEY CBD



From the office

There we have it, another fortnight that has come and gone here at ACOP. It's certainly been a roller coaster of events these past two weeks and the energy level here at ACOP has been on a consistent high as we run classes back to back. We kick started the fortnight with the Strata Management Agency Practices course followed by the Strata Trust Accounting and Insurance course for those students looking to gain a Strata Licence. Alongside our licensing courses we also held a completely booked out Assistance Agent Certificate of Registration program which is the new entry-level training required from the new Real Estate qualification. It is always a joyous opportunity meeting fresh faces eager to start their career in the Real Estate industry and also having the ability to provide students with the support and education they need in order to confidently start their journey, especially with all of the changes and new legislation that are about to commence.

As everyone is aware the legislation changes are coming in two weeks and the ACOP team has been working tirelessly not only do accomplish daily tasks but also to provide our students with the smoothest transition into the brave new world of property and regulatory compliance. This means that the College is absolutely buzzing with courses and students. We have also sent our trainers on their way to provide our CPD seminars to many locations both metropolitan and rural. Our trainers had the opportunity to provide training to an incredible turn out of students who had attended our 4 hour CPD seminars for Real Estate Sales, Property Management and Stock & Station at Dubbo which was followed with trips to Orange, Port Macquarie, Double Bay and Gosford to name but a few.

This fortnight has also been exciting as we have a new (yet old) recruit return back to the ACOP family during this busy period - welcome back Ben. He was quickly able to see how much he'd been missed whilst he was studying at university by the huge number of hugs from staff members new and old. We are all so happy to see Ben return, even if it's just for a short while. Rosy, Michelle and Kristine also had the fabulous opportunity of attending the International Women's Day fundraiser for the Northern Beaches Women's Shelter. Rosy's role is Chair of the Shelter Board. From the reports they had a good laugh, some good food, and the support of local northern beaches businesses, Bassike and The Boat House. They had raised over \$68,000 towards their charity which is an incredible achievement by all who attended and donated. To close this fortnight on a high, the teams thanks Rosy for her amazing cookery skills as she delivered a belated "back to University" pavlova for our staff member Jaymi, who is now working part-time during term time and then returns to us full-time during the uni breaks. I can only assure you the only ones who were sane enough to say no to this pavlova were only held back by being lactose intolerant as this divine pav was topped with mounds of freshly whipped cream, M&M's, maltesers and mixed with raspberries. Oh what a fortnight.

ASSISTANT AGENT - CERTIFICATE OF REGISTRATION COURSES

Units taken from nationally accredited training qualifications from the CPP Property Services Training Package.

MON 23RD THU 26TH MAR	Real Estate and Stock & Station CASTLE HILL
MON 14TH THU 17TH APR	Strata SYDNEY CBD

FINANCE & MORTGAGE BROKING COURSES

Units taken from nationally accredited training qualifications from the FNS Financial Services Training Package.

MON 25TH WED 27TH MAY	SYDNEY CBD Certificate IV in Finance & Mortgage Broking
MON 25TH FRI 29TH MAY	SYDNEY CBD Diploma of Finance & Mortgage Broking Management (Upgrade Program - Must hold Certificate IV in Finance & Mortgage Broking)

PROPERTY LICENCE COURSES

These courses are for those students who have already commenced their qualification prior to 23rd March 2020.

Units taken from nationally accredited training qualifications from the CPP07 Property Services Training Package.

29 TH - 30 TH JUN	Staff Management SYDNEY CBD	2 ND - 3 RD JUL	Financial Management SYDNEY CBD
16 TH - 19 TH MAR	Sales for Real Estate SYDNEY CBD	CONTACT OFFICE	Trust Accounting + Insurance (Strata) SYDNEY CBD
CONTACT OFFICE	Strata Management Agency Practices SYDNEY CBD	27 TH - 29 TH APR	Trust Accounting SYDNEY CBD
CONTACT OFFICE	Stock & Station Agency Practices SYDNEY CBD	30 TH APR - 1 ST MAY	Property Management SYDNEY CBD
CONTACT OFFICE	Real Estate Auctioneer Accreditation SYDNEY CBD	30 TH - 31 ST MAR	Business Broking Agency Practices SYDNEY CBD

View our course calendar for all course details.

DIPLOMA OF PROPERTY SERVICES (AGENCY MANAGEMENT) CPP50307

SYDNEY

MODULE 1

16TH - 17TH APR

MODULE 2

29TH - 30TH APR

PROPERTY SERVICES

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More information on our courses and a full course calendar can be found at www.acop.edu.au