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Industry News

Myth busting the new strata laws



NSW Fair Trading has published a myth buster page to clearly explain some of the aspects of the new laws that somehow seem to have taken on a life of their own.

These will be useful to strata managers and owners. Some of the myths busted are:

- strata buildings cannot ban pets (its up to each owners corporation to decide if it wishes to adopt a by-law in favour or against pets)
- visitors can be fined for parking breaches (not unless local council has been engaged to enforce parking requirements)
- if all the other owners want to sell their apartments I will be forced to also leave (there are a number of processes that owners need to go through before they can sell the block)

Read more [here](#) and tell all your colleagues and

Real Estate Review



The NSW Government has announced a review of the Real Estate and Property Services Industry by releasing a Reform Paper.

It says the reforms are relevant to all real estate and property services professionals and the proposed changes will overhaul property laws to:

- improve entry standards and training requirements for the real estate and property industry
- ensure proper career pathways and professional development through enhanced continuing professional development (CPD)
- increase consumer protection measures through changes to trust accounting and higher standards of accountability

owners to check it out too.

New Legislation Seminar Roadshow

Video Available



From various locations between Tweed Heads and Wollongong with approx 1500 registrations from strata managers, owners and suppliers the SCA (NSW) New Legislation roadshow has concluded for the year.

If you missed out on one of these sessions you can now purchase a video recording of our speakers from our Sydney session. For \$25.00 we will send you the video recording on a USB with accompanying presentation slides.

Contact us on marketing.nsw@stratacommunity.org.au to place your order.

Strata Laws | New strict Liability for Damages



From 30 November 2016 onwards, section 106 of the Strata Schemes Management Act 2015 (**SSMA 2015**) creates a **new strict liability for damages** for failure to repair and maintain.

[Click here](#) to read the full article from Bannermans Lawyers that outlines the possible issues arising from this legislative change.

- strengthen NSW Fair Trading's powers to take action on rogue agents.

The main proposed changes that will affect the **strata sector** are as follows:

- applicants for a Certificate of Registration must complete **7 units** of competency
- certificate holders must **transition to a full licence** within 4 years
- creation of the category, '**Licensee in Charge**', requiring additional skills and experience and to provide stronger supervision obligations
- new annual CPD requirements increased from 12 points to 6 hours. Split of **6 hours of CPD** into compulsory and elective topics, 3 hours each category. An **additional 3 hours of CPD for Licensees in Charge** focussing on business skills
- compulsory CPD topics can only be delivered by **industry groups** and **Government agencies**. Elective topics may be delivered by RTO's.

To find out more about the reforms visit the [NSW Fair Trading](#) website or download the [Reform Paper](#).

To **have your say** you must provide your feedback by **5 December 2016** via email policy@finance.nsw.gov.au

SCA (NSW) represents our members on the Fair Trading Real Estate Reference Group. Please also provide your **feedback to Rachel Lynn, General Manager SCA (NSW)** by email rachel.lynn@stratacommunity.org.au

SCA (NSW) Agency Agreement

Do you have your copy?



The updated SCA (NSW) Agency Agreement - version 2016 is available to our financial corporate strata members. The main changes within the agreement is updated terminology that aligns with the new strata legislation, review trigger, commissions and liability.

To receive a copy please email us at membership.nsw@stratacommunity.org.au

For any enquiries please contact us on 9492 8200.

Upcoming Events

2016 SCA (NSW) Christmas Party

30 November



Limited spaces remaining

Join us at the SCA (NSW) Christmas Party to eat, drink and welcome a new era in strata.

Date: Wednesday 30 November

Time: 6pm to 10pm

Venue: [The Beresford](#) (Upstairs)

Dress Code: Smart casual

RSVP: events.nsw@stratacommunity.org.au

This event is for SCA (NSW) financial members only and numbers are strictly limited.

To make sure your membership is financial, contact us by [clicking here](#).

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SCA (NSW) Upcoming Events



Save the Date

SCA (NSW) is pleased to announce the dates for our upcoming Sailing Day and Strata Owners day. Make a note on your calendar now and stay tuned for further details.

SCA (NSW) Sailing Day - Friday, 10 February 2017

SCA (NSW) Owners Day - Saturday, 25 March 2017

For any enquiries please contact us at events.nsw@stratacommunity.org.au

Upcoming Education

CPD Online



Certificate of Registration

12-14 December

Last session of the year!

SCA (NSW) offers members and non-members the opportunity to fulfill their CPD requirements online

via E-Learning.

Read the materials, complete the assignment, submit for marking and provided you pass, then you are compliant for another year.

The price is \$139.00 for SCA (NSW) members and \$245.00 for non-members. This price includes GST.

Click [here](#) to get started now.



Take your first step towards a career in strata today!

To enter the industry as a strata manager you will need to complete three units of competency from the CPP30311 Certificate III Property Services (Operations). This course is conducted over 3 days and is delivered in partnership with Real Estate Training Solutions P/L (RTO ID 90897).

Dates: Monday 12 to Wednesday 14 December 2016

Location: SCA (NSW) Training Room, Level 1, 845 Pacific Highway, Chatswood

Cost: \$990.00 (GST free)

To register: Email us at education.nsw@stratacommunity.org.au or phone (02) 9492 8200.

For more course information please click [here](#).

Level 1, 2 & 3 Accreditation for Strata Managers



This is an excellent way of standing out from the crowd.

Gaining any level of accreditation demonstrates to your stakeholders that you are a professional in your field.

For more information please click [here](#) or email accreditation.nsw@stratacommunity.org.au.

To apply please click [here](#) to complete the application form.

Certificate of Registration

Lunch Sponsorship



SCA (NSW) is offering corporate services members the opportunity to sponsor a lunch at the Certificate of Registration (COR) courses.

This is a great opportunity to build relationships with new strata managers entering the industry as well as increase the awareness of your products and services.

To download a booking form please click [here](#).

For any enquiries email us at events.nsw@stratacommunity.org.au

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