

Training Newsletter



Reminder to WA Landlords and Property Managers

Agents and landlords in Western Australia are reminded that the lessor of a property is responsible for having a minimum level of security in place. This relates to door locks, window locks, and exterior lights. The security required is specified in the Residential Tenancies Regulations 1989.

Lessors must make sure they bring their rental properties in line with minimum security standards by 1 July 2015. [Read more.](#)



Property Occupations Act 2014

A reminder that in Queensland the Property Agents and Motor Dealers Act 2000 has now been replaced by four industry specific Acts and Real Estate Agents should now refer to the Property Occupations Act 2014. For more information [click here.](#)



WA First Time Buyers

WA Real Estate Agents should remember that if a purchaser is a first time home buyer, they should encourage them to apply for the Home Buyers Assistance Grant of \$2,000. They must lodge their Application within 90 days of their offer being accepted. The Department of Commerce is encouraging real estate agents and sales representatives to promote



and educate clients about this grant and for more information [click here.](#)

Tenancy Information Translated

Back in October the NSW Fair Trading



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Don't forget our CPD training!

Specialised CPD courses for Real Estate Agents, Business Agents and Stock & Station Agents. [Click here](#) for more information.

Minister launched two useful resources to assist people who speak languages other than English. A video ‘Help with Tenancy Problems’ and a fact sheet ‘Residential Tenancy Complaints’ have been translated into Arabic, Mandarin and Vietnamese. NSW Fair Trading hopes they will promote the new Fair Trading tenancy



complaint service to community members from culturally and linguistically diverse backgrounds. [Read more.](#)

NSW Fair Trading Investigates Possible Under Quoting

NSW Fair Trading is investigating possible under quoting activity at a Sydney Agency as a result of its most recent real estate compliance operation. Under quoting is when an agent falsely

understates the selling price of a property in the course of marketing and is a contravention of the Property, Stock and Business Agents Act 2002. Agents who engage in this practice face a maximum penalty of \$22,000.

To date this year, NSW Fair Trading have visited more than 762 estate agents and have sighted the licenses or certificates of 1342 agents. This has generated more than 59 penalty infringement notices for various offences, including individuals working or advertising without a licence and failing to supervise staff and the business. [Read more.](#)

Property Manager Banned For Five Years

A Western Australian Property Manager has been disqualified from holding a real estate and business agent’s licence for five years and fined \$3,000 for failing to deposit income from rental properties into a trust account.

The agent had received over \$13,000 from a tenant for rent, water rates, strata levies and management fees. The funds were used to pay his personal expenses.

WA Commissioner for Consumer Protection Anne Driscoll said income related management of properties must

be kept separate to an agent’s operational account. [Read more.](#)

Unlicensed Real Estate Agent Caught Out

An unlicensed Brisbane Real Estate Agent has been ordered to pay over \$134,000 in fines and compensation after charges were bought by the Office of Fair Trading. The agent and her agency had not been licensed since 2004. The agency was fined \$70,000 for misappropriating trust money and \$50,000 for operating unlicensed and making false claims that it held a current real estate licence. [Read more.](#)

Industrial and Retail Leasing CPD

We have added a new CPD course on Industrial and Retail Leasing and the PSSA. This course looks at some key recent decisions in the area of Industrial and Retail Leases in NSW. It also examines the rights and responsibilities under the Lease including fixtures, damage to premises, make good provisions, rent increases, rent reviews and quiet enjoyment.

Merry Christmas



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