

Training Newsletter



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Monthly newsletter produced by Macdonald Education Pty Ltd

March 2014

Macdonald Education excited to support Youth off the Streets

On Sunday 2 March 2014 Macdonald Education was delighted to sponsor the Sydney Kings v Perth Wildcats game and help raise money for the charity Youth Off The Streets. We proudly donated \$100 for every 3 pointer and dunk and at the end of the game a total of \$1100 was raised through 5 three pointers, a dunk and reaching 80 points.



Our sponsored player Kevin White, delighted his supporters by signing autographs and posing for photographs.

Government Funded Training

Macdonald Education is able to offer Government funded training for NSW trainees who wish to undertake traineeships in the following:

- Certificate IV in Property Services (Real Estate) CPP40307 – NSW Real Estate Licence qualification
- BSB 40407 Certificate IV in Small Business Management
- BSB 41307 Certificate IV in Marketing

Employer benefits can be as much as \$4,000 per new full time employee!

'This training is funded by the NSW Government in partnership with the Commonwealth Government.'

We may be able to access funding for the following courses but please contact us if you require further information:

- Certificate IV in Property Services (Stock & Station Agency) CPP40407
- BSB 40212 Certificate IV in Business
- BSB 40812 Certificate IV in Frontline Management

If you are interested in the above, please contact us for further information on 02 9987 2322 or email train@realestatetraining.com.au

New Condition Report for Residential Tenancies

From the 1st March 2014 a new version of the condition report for rental premises must be used. The new report includes the addition of 'window safety devices' wherever 'windows/screens' appears.

A new version of the report can be down-loaded from the Fair Trading's website in the [residential tenancy forms section](#).

The changes to the form have been made in order to try and prevent the incidence of falls. Each year around 50 children are injured from falls from windows or balconies many suffering serious injuries or in some cases, death.



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Swimming Pool Safety Guidelines

A reminder that from 29 April 2014 residential properties with a swimming pool or spa cannot be sold or rented unless they have a valid Certificate of Compliance. In a strata scheme, the owner's corporation is responsible for ensuring that there is a valid Certificate of Compliance or relevant occupation certificate for swimming pools or spa pools on common property. As work may be needed before a Certificate can be issued, owners corporations should act now to ensure that they have a valid Certificate of Compliance before 29 April 2014. Local councils and accredited private certifiers can provide information on how to obtain a Certificate.

Please visit the NSW Department of Fair Trading website for further information.

Residential Tenancies Authority Stresses the Importance of Entry Condition Reports

The Queensland Residential Tenancies Authority has recently highlighted the importance of Entry Condition Reports. Completion of the report is a good opportunity to carefully check the condition of the property – including stairs, decks and verandahs – to identify any repair and maintenance issues before they become a problem.

The [Entry condition report \(Form 1a\)](#) is the official record of the state of the rental property when a tenancy begins and it may be used as evidence in a dispute about the bond or the condition of the property at the end of the tenancy agreement.

The report can help support a lessor/agent's claim for compensation if the property has been damaged beyond normal fair wear and tear, and it can protect a tenant from unsubstantiated claims.

On or before the tenancy's start date, the lessor/agent must prepare the report, marking each item as clean, working or undamaged, as

appropriate.

The lessor/agent should note any additional items, sign the report, and give a copy to the tenant.

The tenant then has 3 days to add their own comments, sign the report and return it to the lessor/agent, who then has 14 days to provide the tenant with a copy of the final report which has been signed by both parties.

To read the full article on Entry Condition Reports [click here](#).

Crackdown on False Testimonials

The Office of Fair Trading has recently warned Queenslanders about bogus online testimonials and this is a warning which obviously applies to agents in other States.

An inquiry by the OFT and other consumer protection agencies has resulted in more than 40 businesses across Australia being asked to substantiate that the claims made on their website are genuine.

Businesses are reminded that false testimonials are a breach of the Australian Consumer Law. Consumers rely on accurate online

reviews to make purchasing decisions. Businesses need to properly manage online reviews to prevent consumers from being misled.

The alternative health care, restaurant and real estate sectors in particular are prone to the publication of bogus reviews over service and products. These areas have a heavy reliance by customers on testimonials which can affect vulnerable people in the community.

Real Estate Agent Imprisoned for Fraud

A Hawkesbury Real Estate Agent has been sentenced to 18 months imprisonment after entering pleas of guilty to trust account fraud charges. The agent fraudulently converted \$208,639 from her company's sales trust account and \$55,062 from her company's rental trust account for her own use.

Fair Trading Commissioner Rod Stowe said "Dipping into a trust account is stealing and Fair Trading will vigorously pursue any real estate agent who helps themselves to funds they are supposed to hold in trust".

Fair Trading identified the agent during an annual real estate audit program. To read this article in more detail [click here](#).

Agent Prosecuted for Trust Account Fraud

A Pymble real estate agent has received a suspended sentence and been ordered to pay more than \$100,000 fines, costs and compensation for offences involving the fraudulent conversions of trust account money.

Fair Trading Commissioner Rod Stowe said NSW Fair Trading would continue cracking down on trust account fraud in the real estate industry.

"These are indictable offences and real estate agents can face prison terms of up to 10 years for meddling with trust accounts" he said.

To read this article in more detail [click here](#).



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