



New South Wales

# Property and Stock Agents (Qualifications) Amendment Order 2022

under the

Property and Stock Agents Act 2002

I, the Minister for Fair Trading, make the following Order under the *Property and Stock Agents Act 2002*, section 15.

Dated 15 November 2022.

VICTOR DOMINELLO, MP  
Minister for Fair Trading

## Explanatory note

This Order amends the *Property and Stock Agents (Qualifications) Order 2019* to—

- (a) add a diploma that is a relevant diploma for certain class 1 licences, and
- (b) clarify the qualifications required for the issue of a class 1 real estate agent's licence with an on-site residential property manager restriction condition for persons who have not previously held a licence, and
- (c) add a certificate IV to a pathway for a class 2 strata managing agent's licence, and
- (d) establish an extra pathway for a person to be issued with a certificate of registration as an assistant strata managing agent.

## **Property and Stock Agents (Qualifications) Amendment Order 2022**

under the

Property and Stock Agents Act 2002

### **1 Name of Order**

This Order is the *Property and Stock Agents (Qualifications) Amendment Order 2022*.

### **2 Commencement**

This Order commences on the day on which it is published on the NSW legislation website.

## Schedule 1 Amendment of Property and Stock Agents (Qualifications) Order 2019

### [1] Clause 8 Definitions

Omit the definition of *relevant diploma*. Insert instead—

*relevant diploma* means—

- (a) for the issue of a real estate agent's licence or stock and station agent's licence—
  - (i) Diploma of Property (Agency Management) (CPP51119), or
  - (ii) Diploma of Property Services (Agency Management) (CPP50307), or
  - (iii) Diploma of Property (Agency Management) (CPP51122), or
- (b) for the issue of a strata managing agent's licence—
  - (i) Diploma of Property (Agency Management) (CPP51119), or
  - (ii) Diploma of Property Services (Agency Management) (CPP50307), or
  - (iii) Diploma of Property (Agency Management—Strata) (CPP51122).

### [2] Clause 12 Class 1 real estate agent's licence with on-site residential property manager restriction condition

Insert “the required units of” before “Certificate” in clause 12(3)(a).

### [3] Clause 12(3)(c)

Insert at the end of clause 12(3)(b)—

, or

- (c) if, immediately before the commencement of the amending order, the person was enrolled in Certificate IV in Real Estate Practice with a registered training organisation—has satisfactorily completed Certificate IV in Real Estate Practice within 12 months after the commencement of the amending order.

### [4] Clause 12(6)

Insert after clause 12(5)—

- (6) In this clause—

*amending order* means the *Property and Stock Agents (Qualifications) Amendment Order 2022*.

*satisfactorily completed the required units of Certificate IV in Real Estate Practice* means completing Certificate IV in Real Estate Practice (CPP41419) with a registered training organisation demonstrating satisfactory completion of—

- (a) the 5 core units, and
- (b) of the elective units—
  - (i) the following 4 elective units—
    - (A) Establish landlord relationships (CPPREP4121),
    - (B) Transact in trust accounts (CPPREP4125),
    - (C) Manage onsite residential property (CPPREP4181),
    - (D) Manage short-term or holiday letting (CPPREP4510), and

- (ii) any 9 other elective units.

**[5] Clause 22 Class 2 strata managing agent's licence**

Omit clause 22(5). Insert instead—

- (5) In this clause—  
*satisfactorily completed Certificate IV in Strata Community Management* means completing either of the following with a registered training organisation—
  - (a) Certificate IV in Strata Community Management (CPP40516),
  - (b) Certificate IV in Strata Community Management (CPP40521) demonstrating satisfactory completion of the unit Handle strata community funds held in trust (CPPSCM4085).

**[6] Clause 26**

Omit the clause. Insert instead—

**26 Assistant strata managing agent**

- (1) A person may be issued with a certificate of registration as an assistant strata managing agent if the person satisfies one of the pathways set out in this clause.
- (2) **Pathway 1**  
The person has satisfactorily completed the following units of Certificate IV in Strata Community Management (CPP40516) with a registered training organisation—
  - (a) Work in the property industry (CPPDSM3016),
  - (b) Implement customer service strategies in the property industry (CPPDSM4048),
  - (c) Communicate effectively to support customer service in real estate (CPPREP3002) or Communicate with clients in the property industry (CPPDSM3019),
  - (d) Identify and analyse risks and opportunities in the property industry (CPPDSM4028),
  - (e) Work in the strata community management sector (CPPDSM3017),
  - (f) Monitor a safe workplace in the property industry (CPPDSM4057),
  - (g) Manage conflicts and disputes in the property industry (CPPDSM4056).
- (3) **Pathway 2**  
The person has satisfactorily completed the following with a registered training organisation—
  - (a) the following units of Certificate IV in Strata Community Management (CPP40521)—
    - (i) Identify and analyse risks in strata community management (CPPSCM4028),
    - (ii) Apply knowledge of WHS laws in the workplace (BSBWHS307),
    - (iii) Access and interpret legislation in strata community management (CPPSCM4009),

- (iv) Source and extract information from strata plans (CPPSCM3020),
- (b) the unit Work effectively in strata community management (CPPSCM3017).