

The Property Agents Board (the Board) acts as the regulatory authority for property agents in Tasmania.

This advice note is provided to assist property agents to understand the Certificate IV Real Estate Practice and the requirement for new property representatives to undertake this qualification as part of their Continuing Professional Development.

Please note the following information is intended only to provide a general overview and may be subject to change.

A new national training package for the Property Industry was endorsed in March 2019 and as a result the change required the Board to consider its impact on the prescribed educational qualifications for licences under the *Property Agents and Land Transactions Act 2016* (the Act).

A key change is to require all new property representatives with licences granted on or after 1 August 2021 to successfully complete the CPP41419 Certificate IV in Real Estate Practice within a period of not less than three years of obtaining his or her licence and to provide the Board with evidence of completion.

Therefore, if a property representative has a licence granted on or after 1 August 2021, they will have a condition on their licence to complete the CPP41419 Certificate IV in Real Estate Practice.

The condition will be implemented in two distinct phases. That is, the licence holder will be required to successfully complete the 5 core units within one specified time period and then the remaining units within another specified time period.

The timeframes in which the person will be required to complete the two phases will depend on when the licence is granted. The 5 core units will be required to be completed in no less than a 12-month period and the remaining units within a period of no less than a 24-month period.

The condition on the licence will clearly set out the requirements for that licence holder.

The condition will be placed on a property representative's licence at the time the licence is granted. The timeframe for completion will depend on when in the licence year the licence is granted.

CPD conditions are designed to be completed by the end of the licence year (30 June).

As an example, if the licence was granted on 1 November 2021 the CPD condition would be:

The holder of this licence is required to successfully complete the 5 core units of CPP41419 Certificate IV in Real Estate Practice by 30 June 2023.

The core units are

CPPREP4001 Prepare for professional practice in real estate;

CPPREP4002 Access and interpret ethical practice in real estate;

CPPREP4003 Access and interpret legislation in real estate;

CPPREP4004 Establish marketing and communication profiles in real estate;

CPPREP4005 Prepare to work with real estate trust accounts.

Property representatives who complete the CPP41419 Certificate IV in Real Estate Practice will not be required to undertake CPD for up to 24 months after completion.

I advise that the Board decided to make the CPP41419 Certificate IV in Real Estate Practice a compulsory requirement as this qualification requires a demonstrated competency component. As such, it requires a property representative to apply knowledge of real estate practice, legal, agency and compliance requirements, ethical standards and consumer preferences to conduct real estate functions which will enhance their skills and services to you as the employer and also to your clients and customers.

Please note the CPP41419 Certificate IV in Real Estate Practice compulsory qualification requirement only applies to property representatives who have not been licensed in Tasmania before 1 August 2021 or who have not held a property representative licence for a period over two years.

For further information about the Certificate IV in Real Estate Practice – refer to Advice Note Certificate IV in Real Estate Practice.