



Topic 3- 2021/22

Short -Term Rental Accommodation
Code of Conduct

Compulsory

Continuing Professional Development (CPD)

1 hour

- ASSESSMENT QUESTIONS -

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Assessment Cover Sheet and Declaration Form

Short- Term Rental Accommodation - Code of Conduct Compulsory - CPD

STUDENT NAME: _____

COURSE: _____

DATE: _____

I, _____ declare that the enclosed assessment material
is my own work.

Student Signature: _____

Date: _____

Short- Term Rental Accommodation Code of Conduct QUIZ – 1 hour

1. STRA is defined as a commercial arrangement for giving a person the right to occupy residential premises for a period of
 - A. not less than one month
 - B. not less than 3 months at any one time
 - C. not more than 3 months at any one time
 - D. not more than one month

2. The mandatory STRA Code of Conduct applies to
 - A. booking platforms
 - B. hosts and guests
 - C. letting agents and facilitators
 - D. All of these

3. The Exclusion Register is a list of
 - A. guests who are debtors and still owe money on their stay
 - B. all properties that agents do not have to place on the Premises Register
 - C. guests and hosts who have been excluded from participating in the short-rental accommodation industry
 - D. tenants who are listed as defaulting in a tenancy database

4. Once listed on the Exclusion Register, the person is prohibited from participating in the STRA industry for:

- A. 12 months
- B. 6 months
- C. 5 years
- D. 2 years

5. Pick which ONE of the following statements is **INCORRECT**.

Participants can be excluded from the industry if

- A. the person has had two complaints against them to NSW Fair Trading
 - B. they have been charged with a criminal offence and it is in the public interest to exclude the person until the criminal proceedings are determined.
 - C. they have been convicted of a criminal offence and it is in the public interest
 - D. they are found by NSW Fair Trading to have committed two serious breaches (strikes) of the Code of Conduct in a 2 year period.
6. Letting agents must keep records of each STRA transaction entered into using its services for how long:
- A. 5 years
 - B. 3 years
 - C. 12 months
 - D. 2 years
7. Under the STRA Code of Conduct 'Guest' means which of the following
- A. a person who, pursuant to a short-term rental accommodation arrangement, is given the right to occupy the residential premises to which the arrangement relates.
 - B. a person who, pursuant to a short-term rental accommodation arrangement, gives another person the right to occupy the residential premises to which the arrangement relates.
 - C. a person who carries on business as an agent to enable persons to enter into short-term rental accommodation arrangements.

D. any person who, with the guest's consent, is present at the premises at any time during the occupancy period of a short-term rental accommodation arrangement.

9. Under the STRA Code of Conduct 'Letting agent' is defined as:

A. a person who, pursuant to a short-term rental accommodation arrangement, gives another person the right to occupy the residential premises to which the arrangement relates.

B. a person who carries on business as an agent to enable persons to enter into short-term rental accommodation arrangements.

C. a person who, pursuant to a short-term rental accommodation arrangement, is given the right to occupy the residential premises to which the arrangement relates.

D. any person who, with the guest's consent, is present at the premises at any time during the occupancy period of a short-term rental accommodation arrangement.

10. It is an offence under Section 54C of the Fair Trading Act 1987 for a letting agent to advertise or offer a premises

A. if the host is listed on the premises register

B. if the host is listed on the exclusion register

C. unless the agent provides a 24 hour emergency contact

D. unless the letting agent is the legal owner of the premises

11. Under the code, hosts must hold insurance that covers their liability for

A. property contents

B. guest contents

C. third party injuries and death

D. professional indemnity