



Rebecca Vassarotti MLA

Minister for the Environment

Minister for Heritage

Minister for Homelessness and Housing Services

Minister for Sustainable Building and Construction

Member for Kurrajong

23/061

Tom Duncan

Clerk

ACT Legislative Assembly

London Circuit

CANBERRA ACT 2601

By email: Tom.Duncan@parliament.act.gov.au

Dear Mr Duncan

Petition Numbers 029-22 and 037-22: Property Developer Licensing

I refer to your letter of 22 November 2022 regarding Petition no. 029-22 and 037-22, tabled by Mr Pettersson MLA in the Legislative Assembly on 22 November 2022 concerning Property Developer Licensing.

The ACT Government remains committed to introducing property developer regulation within the current parliamentary term to provide greater accountability for property developers within the building and construction industry.

An effective building and construction regulatory system is important for the health, safety, and wellbeing of our community. Confidence in the regulatory system is critical to the economic sustainability of the building and construction industry.

Canberrans should be confident that when they engage with a developer, the developer will be competent, transparent and act ethically. The ACT Government is currently investigating the best measures for achieving greater accountability for property developers within the building regulatory system and for providing consumers with greater information about developments and the developers behind them.

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To support the policy development process and investigation of the best measures to achieve the objectives outlined above, the ACT Government has released a comprehensive discussion paper that considers various issues and options. The paper considers the broad range of obligations of a developer, spanning construction, consumer protection, contractual relationships, occupational health and safety, and employment and industrial relations.

The paper focuses on four areas:

- accountability and transparency;
- ethical behaviours and work practices;
- project capacity and capability – financial and operational; and
- building quality and safety.

Detailed consideration of these areas is intended to support measures that address the impact developers have on the quality and safety of design, construction and certification of buildings and other work practices.

Engagement with key stakeholders commenced in December 2022. The paper was used to inform these discussions and seek feedback. A community consultation process commenced on the Yoursay portal on 30 January 2023 and closes on 27 February 2023.

Through a range of forums, the ACT Government has already received feedback about the role and activities of developers, options for regulation and suggestions for matters to be addressed. This feedback informed the development of the paper.

Feedback from the community consultation process and continuing engagement with key stakeholders will inform the government's next steps and future approach to improving consumer and public confidence in developers and developments.

Any future regulation for developers and development activity in the ACT will focus on:

- providing greater accountability for property developers within the building and construction industry;
- holding property developers to account for the matters over which they have influence or control;
- enhancing consumer and public trust and confidence in the building and construction industry, in particular the development process;
- supporting growth of the industry;
- shaping behaviour and supporting a robust, efficient and professional building and construction industry;
- improving the quality of buildings in the ACT;
- avoiding unnecessary regulatory duplication, burden and cost; and
- complementing existing regulatory settings.

A range of options are being considered for the future regulation for developers and development activity, including but not limited to a licensing scheme. In determining the best option for the ACT, the government will consider the specifics of the ACT market, existing regulatory settings in the ACT that apply to developers and lessons learnt from other jurisdictions through the different approaches taken.

The discussion paper and future project updates can be viewed online at <https://yoursayconversations.act.gov.au/> and on the [Build Buy Renovate](#) website.

I trust this response has been helpful and provides advice on the issues raised in Petition No. 029-22 and No. 037-22.

Yours sincerely

A handwritten signature in black ink, appearing to read 'R. Vassarotti', with a stylized flourish at the end.

Rebecca Vassarotti MLA
Minister for Sustainable Building and Construction

14/12/2023