



LEGISLATIVE ASSEMBLY FOR THE AUSTRALIAN CAPITAL TERRITORY

STANDING COMMITTEE ON PLANNING AND URBAN RENEWAL

CAROLINE LE COUTEUR MLA (CHAIR), SUZANNE ORR MLA (DEPUTY CHAIR), TARA CHEYNE MLA,
NICOLE LAWDER MLA, JAMES MILLIGAN MLA

Inquiry into referred 2016–17 Annual and Financial Reports ANSWER TO QUESTION ON NOTICE



NICOLE LAWDER MLA: To ask the Minister for Planning and Land Management

Ref: EPSD: ACT planning delivery 1.2

In relation to: Mixed-use strata Legislation

1. Are there any plans to review the requirements for mixed-use Strata Legislation?

If so:

- a. When is a review expected to commence?
- b. What will it review?
- c. When will it be completed?

If not:

- a. Does the Government have plans to address the concerns of Strata Community ACT and the Owners Corporation Network ACT?

2. Can you please update on the outcome of the Community panel that was announced in August 2016?

MINISTER GENTLEMAN: The answer to the Member's question is as follows:–

1. Yes.

- a. The reforms have been under consideration since 2015.
- b. The Government is reviewing elements of ACT strata laws to support, and maximise, mixed-use development in the Territory.

The Government is considering the issues in relation to the regulatory framework established under the *Unit Titles Act 2001*, the *Community Title Act 2001*, as well as elements of the *Unit Titles (Management) Act 2011*, and in light of recent strata reform programs in New South Wales and Western Australia.

Specific elements for consideration under the review include possible reforms to address:

- governance arrangements for new buildings;
- issues in existing buildings (such as duties and powers of executive committees, and utilities); and
- planning issues for large mixed-use buildings.

- c. The specific program of reforms is likely to be determined in 2018.
2. As part of the initial round of consultations undertaken in 2016, four reference groups were established (not a Community panel). Three were external to government, and one was composed of representatives from across ACT Government directorates.

In early July 2017, the four reference groups were reconvened to discuss specific options for reform around mixed-use developments, relating to the governance and structure of units plans.

While stakeholders were broadly supportive of reforming ACT strata laws, a number of issues were identified that require further consideration. This work has been ongoing since that time.

Approved for circulation to the Standing Committee on Planning and Urban Renewal

Signature:



Date: 8/12/17

By the Minister for Planning and Land Management, Mick Gentleman