



LEGISLATIVE ASSEMBLY
FOR THE AUSTRALIAN CAPITAL TERRITORY

STANDING COMMITTEE ON PLANNING, TRANSPORT, AND CITY SERVICES
Ms Jo Clay MLA (Chair), Ms Suzanne Orr MLA (Deputy Chair),
Mr Mark Parton MLA

Submission Cover Sheet

Inquiry into Property Developers Bill 2023

Submission Number: 25

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From: [Joel Dignam](#)
To: [VASSAROTTI](#)
Cc: [GENTLEMAN](#); [LA Committee - PTCS](#)
Subject: Notes regarding the Property Developers Bill 2023
Date: Wednesday, 6 March 2024 12:20:32 PM

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Dear Minister Vassarotti,

cc: Minister Gentleman; Standing Committee on Planning, Transport and City Services

I'm writing regarding the Property Developers Bill 2023. I'm sorry that Better Renting missed the window to make a submission before deadline, but I'm hoping that our remarks can be taken into consideration, either as part of or as a complement to the Inquiry process.

In short, we welcome this bill. The issue of unregulated developers and building defects is a huge challenge not just for purchasers, but also renters as occupants, and we are keen to see measures to help ensure that renters in newly-built apartment buildings can have sound homes.

In past years we've heard from renters with the misfortune to be renting in apartments that are found to have defects. In one sense, you are better off as a renter than an owner in such a situation. However, in other ways renters can be much worse off. They can find it harder to get information about what is going on. And it can then be very hard for renters, in practice, to secure a rent reduction, or to terminate their lease if they so desire.

What would of course be preferable, for renters and owner-occupiers, is that apartments are built to a decent standard in the first place, free of defects. The Property Developers Bill 2023 can help to achieve this by strengthening regulation and accountability for developers, helping to give more confidence to purchasers and occupants alike that their home will be sound and safe to live in.

Thank you for your time,

Joel Dignam
Better Renting