



LEGISLATIVE ASSEMBLY
FOR THE AUSTRALIAN CAPITAL TERRITORY

STANDING COMMITTEE ON PLANNING, TRANSPORT, AND CITY SERVICES
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Submission Cover Sheet

Inquiry into Property Developers Bill 2023

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Submission to Inquiry into the Property Developers Bill 2023

Thank you for the opportunity to make submissions to this inquiry.

In making this submission, we do not intend to provide detailed analysis or views on the exact model of developer licensing proposed within the Bill before the Committee. Given the complexity of the issues involved, we are not in a position to assist the committee on the appropriateness or likely effectiveness of the provisions as currently drafted.

We make this submission instead to reinforce to the Committee our strong view on the importance of developer licensing in principle and on strong consumer protections in the housing and construction sectors more broadly.

Residents moving into a new home that they own or rent deserve to have confidence that their home is well built, dry, warm and safe. Homeowners deserve to have confidence that the extremely expensive good they are buying is as advertised and not defective. Contractors and other businesses deserve the confidence and security of knowing that contracts will be honoured and bills paid. Good developers deserve cheaper lines of credit and the confidence of partners. Workers deserve good conditions and a safe workplace. Our city deserves the confidence to know that our built fabric will be high quality and made to last.

Construction is both crucial to our city's future, and an extremely complex, difficult, and risky endeavour for all those involved. The stakes are high, and the price of failure is immense. As a resident of Kingston Place, I have personally witnessed the huge costs which construction defects impose, and how much more difficult and expensive rectification is than prevention.

Given these costs, there is a strong case for an effective system of government regulation that insures, protects and assures every participant to the benefit of all. This necessarily includes professional standards, qualifications and licensing as appropriate, including developer licensing.

This bill may not be perfect - in fact it almost certainly is not. It will require the continuous effort of this Assembly, industry, and the community to iterate and improve upon the model this bill proposes and the flaws and bugs that inevitably will appear.

However we implore the Committee and all other stakeholders to approach that task with the urgency and diligence which it deserves. Today we are building the homes of our children and grandchildren. Let's work to ensure that the abundant housing they need is built right.

Howard Maclean
Convenor
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