

Real Estate Institute of New South Wales Limited

Submission dated 2 July 2014

Review of IPART'S Draft Report on Local Government Compliance and Enforcement

To:
Regulation Review – Local Government
Independent Pricing and Regulatory Tribunal
PO Box Q290
QVB Post Office NSW 1230

This Submission has been prepared by The Real Estate Institute of New South Wales (**REINSW**) and is in response to the *Draft Report on Local Government Compliance and Enforcement*, prepared by Independent Pricing and Regulatory Tribunal (**IPART**) and released to stakeholders on 22 May 2014 (**Draft Report**).

REINSW is proud to be the largest professional association of real estate agents and other property professionals in New South Wales, with members specialised in one or more practice areas, including property management, strata management, residential sales, commercial/industrial, project marketing/management, project investment, stock and station, holiday and short-term rentals, business agents, buyers' agents, auctioneers and valuers.

REINSW's business objectives include:

- (a) promoting the interests of its members and the property sector on property-related issues;
- (b) promoting and facilitating professional standards in real estate practice;
- (c) assisting members in the conduct of real estate practice; and
- (d) promoting the benefits of REINSW's membership, home ownership, property and business investment.

In order to achieve the above objectives, it is imperative that REINSW has a substantial role in the formation of regulatory policy in New South Wales. By representing its members that way, members have a voice in shaping the legislative and regulatory framework of their industry.

REINSW understands that IPART has been engaged by the NSW Government to undertake a review of local government compliance and enforcement activity in New South Wales and to provide recommendations to the NSW Government that are expected to:

- (a) reduce 'red tape' costs for businesses, individuals and the community; and
- (b) save the NSW Government and councils millions of dollars each year.

REINSW commends the NSW Government for engaging IPART to undertake such an important review and thanks IPART for its thorough investigation.

REINSW agrees in principle with the intention of saving the NSW Government and councils money by reducing 'red tape' costs and is supportive of enhanced:

- interaction and coordination between State Government agencies and local councils;
- council regulatory capacity and capability (through, for example, reduced delays and more consistency across and within councils);
- collaboration between councils (to improve consistency, maximise economies of scale and share expertise); and

- sharing of ideas, leading practices, regulatory services and resources across councils.

REINSW agrees with IPART that there needs to be increased consistency, co-ordination, co-operation and harmonisation amongst councils whilst recognising the need to reflect local preferences in council approaches where appropriate.

Whilst REINSW agrees in principle with the intention of the recommendations proposed in the Draft Report (especially with respect to standardising development consents and processes), it cannot make any substantial input or comment on the detail or impact of those recommendations until it has had the opportunity to review the draft planning legislation.

REINSW is supportive of the recommendations in the Draft Report if they resulted in a transparent system with reduced costs and the elimination of confusion and delays arising from the overlapping and unclear processes and roles between State and local government in New South Wales. However, REINSW suggests that the NSW Government cannot be overzealous in implementing that system as it needs to be a practical and well thought out approach, one that applies to the benefit of businesses, consumers and the community without attracting public scrutiny.

REINSW thanks you for the opportunity to provide this Submission. Should you wish to discuss it further, REINSW is more than happy to do so.

Yours faithfully



Tim McKibbin
Chief Executive Officer
The Real Estate Institute of New South Wales