



Honourable Yvette D'Ath MP
Attorney-General and Minister for Justice
Minister for Training and Skills

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Dear Mr ^{Neil}Laurie

I refer to petitions 2588-16 and 2607-16, tabled in the Legislative Assembly on 16 August 2016, regarding the disclosure obligations of sellers of residential property in Queensland in relation to structural defects.

The Queensland University of Technology (QUT), Commercial and Property Law Research Centre, is currently conducting an independent and wide reaching review of Queensland's property laws, in partnership with the Queensland Government.

The review covers both general property law, as well as community titles legislation, and is being conducted in stages.

A key focus of the first stage of the review has been an examination of Queensland's seller disclosure regime, and whether the current regime can, or should be, streamlined, or otherwise enhanced. In this context, an issues paper titled *Property Law Review: Issues Paper 1 – Seller Disclosure in Queensland* (Issues Paper 1) was released for public consultation from 12 February 2014 until 21 March 2014. One of the key topics examined in this paper was the content of current disclosure requirements in Queensland, and whether additional information should be incorporated into the disclosure regime, taking account of seller disclosure obligations in other Australian jurisdictions.

A further paper, *Interim Report: Seller Disclosure in Queensland* (Interim Report) was prepared by QUT following consideration of the submissions received in response to Issues Paper 1 and was released for public consultation on 21 July 2016. This paper has provided a further opportunity for the industry and the community to have their say on this important issue.

The Interim Report makes a number of recommendations relating to the content of disclosure obligations (Recommendations 12-17). Recommendation 13 is that a mandatory seller commissioned pest and building inspection report should not be introduced as a statutory disclosure obligation in Queensland. The paper notes that these reports do form part of the statutory disclosure regime in the Australian Capital

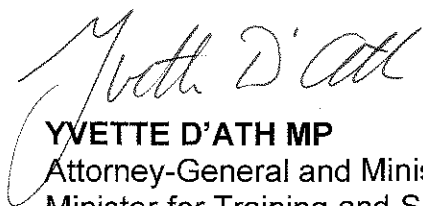
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Territory and identifies the advantages and disadvantages of introducing such a requirement. Submissions in response to the Interim Report closed on 16 August 2016. However, I will ensure the petition is drawn to the attention of the QUT review team, to take into account in framing their final recommendations.

The various property law review issues papers are published on the Department of Justice and Attorney-General website as they become available and the progress of this review can be monitored by accessing: www.justice.qld.gov.au/corporate/community-consultation/community-consultation-activities/current-activities/review-of-property-law-in-queensland.

The Government will decide what, if any action is required, when it has received and considered the QUT's final report and recommendations.

Yours sincerely



YVETTE D'ATH MP

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