COAG National Licensing Taskforce  
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Re: Submission on the consultation Regulation Impact Statement for property occupations. (RIS)

Dear Sir

I write as a practising estate agent to express my extreme concerns and disappointment at the proposals for national licensing in the R.I.S.

Of particular concern is the proposal to deregulate all “non-residential” property transactions as detailed at page xiii in the Executive Summary.

Although not specifically itemised “non-residential” include the following activities:

1. Commercial, Industrial and Retail
2. Primary Production land
3. Livestock sales
4. Holiday and Short term leasing

The immediate consequence of such deregulation means that within those categories all sales (including all auctions), all leasing and property management can be conducted by persons who have:

No Probity Checks  
No Age Minimums  
No Qualifications  
No Licences or Certificates and  
No Experience.

From the consumer perspective there will be:

No Regulatory Environment  
No Rules of Conduct  
No Trust Accounts or Audits  
No Professional Indemnity Insurance  
No Access to a Compensation Fund and  
No Protection.

This wilful reduction of consumer protection and professional standards of property personnel is not acceptable.

The majority of practitioners support the principle of national licensing but it cannot proceed in the proposed form.

May I suggest that the matter of national licensing should be deferred until further meaningful consultation can be conducted with all relevant industry bodies.

Yours