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MEDIA RELEASE

Industry calls for building and developer reforms to be delayed to develop workable solutions

The Property Council of Australia and the Urban Development Institute of Australia Victoria (UDIA) have called on the Victorian Government to withdraw the *Building Legislation Amendment (Buyer Protections) Bill 2025* to allow for adequate industry consultation.

Both organisations believe the speed at which the Bill was developed and introduced into Victorian Parliament yesterday is concerning and has delivered a reform package that is both unclear and unworkable.

The Bill establishes a new Building and Plumbing Commission (BPC), introduces a first resort warranty insurance scheme, introduces powers for the BPC to issue rectification orders for up to 10 years and introduces a developer bond scheme.

Property Council of Australia Victorian Executive Director Cath Evans said that protecting consumers and promoting high-quality building design is important, and many reputable developers and builders already have strong protections in place and are doing the right thing.

“The introduction of significant building reforms with inadequate detail and timeframes, is concerning,” said Ms Evans.

The Property Council and UDIA assert that developers and builders must be given sufficient time to properly understand, comply with and integrate the new requirements into their projects. The details remain unclear and construction projects of this size necessarily have long lead times, which makes factoring in the reforms very difficult.

“The Property Council and UDIA have proposals in relation to developer bonds which we would like to see incorporated into the Bill,” said Ms Evans.

Chief Executive Officer, UDIA Victoria Linda Allison said at a minimum, the government should be taking the time to work through industry’s concerns, before rushing through reforms that could have unintended consequences.

“It is vital that the new system is clear and transparent, to avoid further dampening the market for construction of new homes. Many details of the new developer bond scheme, including the specific building defects to which it applies, have yet to be released.

“At a time when the Victorian Government has ambitious commitments to deliver on housing targets, it is essential there is clarity, certainty and economic viability for the construction of new homes”, said Ms Allison.

The Property Council and UDIA echo the calls of the MBV and HIA to withdraw this bill and provide the time for consultation with industry to develop a workable and clear scheme that will support the industry and consumers together.

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