

2024 Election Commitment – ACT Labor

Name of Commitment:	Appoint a Strata Commissioner	Reference Number: LAB088
Request Submitted by:	Andrew Barr MLA, ACT Labor	
Date Request Received:	14-Oct-24	
Additional Information Requested (details and date)	N/A	
Additional Information Received (details and date)	N/A	

Financial Implications					
Impact On:	2024-25 \$'000	2025-26 \$'000	2026-27 \$'000	2027-28 \$'000	TOTAL \$'000
Revenues ^(a)	0.0	0.0	0.0	0.0	0.0
Expenses ^{(a)(b)}	0.0	0.0	-154.3	-158.5	-312.8
- Employee Expenses	0.0	0.0	-154.3	-158.5	-312.8
- Other Expenses	0.0	0.0	0.0	0.0	0.0
- Cost of Financing	0.0	0.0	0.0	0.0	0.0
Depreciation	0.0	0.0	0.0	0.0	0.0
Net Operating Balance	0.0	0.0	-154.3	-158.5	-312.8
Capital Requirement	0.0	0.0	0.0	0.0	0.0
Cash Surplus/Deficit	0.0	0.0	-154.3	-158.5	-312.8
(a) A negative number indicates a decrease in revenue or an increase in expenses.					
(b) Excludes depreciation					

Other Information
Costing Methodology Used: - Costing Technique: This costing is to establish a Commissioner for Strata Matters, with the role being assigned to an existing Deputy Director-General (DDG) in the Environment, Planning and Sustainable Development Directorate (EPSDD) from 1 July 2026. The Commissioner would be supported by one additional full-time equivalent (FTE) position at the ASO 6 level from 2026-27, with salary costs calculated using the 2024-25 Average Salary Costing Template.
- Proposal Parameters: - The costing assumes that any staffing requirements to support the role of Commissioner, other than the additional one FTE at the ASO 6 level included in the costing, would be absorbed by the Building Construction policy development area within EPSDD. - The costing also assumes that any other administrative expenses would be absorbed by EPSDD.

Caveats or qualifications to the costing:

- Treasury notes the expense profile would be subject to the recruitment of a suitably qualified staff member and their start date.
- Treasury notes Access Canberra within the Chief Minister, Treasury and Economic Development Directorate (CMTEDD) currently has regulatory responsibility for building and construction regulation with 114 FTEs, and clarification would be required as to the roles and responsibilities of the new Commissioner to determine if any administrative changes are required to implement the proposal.
- Treasury notes this proposal should be considered in light of other policies requiring EPSDD and Access Canberra to absorb costs, and may require a re-prioritisation of the Directorates' resources and activities.
- Subject to a clarification of the role's scope and responsibilities, Treasury considers it is likely EPSDD and Access Canberra would have to reduce or cease existing services to support associated administrative and staffing costs associate.

Other Comments:

Treasury notes the New South Wales (NSW) Government allocated \$24 million to set up the NSW Building Commission in 2019. Should the proposal be similar to, or based on, the NSW model, the resourcing implications would need to be carefully considered for EPSDD and Access Canberra.

- Statistical Data Used:

Treasury estimates.



Stuart Hocking PSM
Under Treasurer
17 October 2024