

LEGISLATIVE COUNCIL
CONSUMER LEGISLATION AMENDMENT BILL 2026

(Amendments and New Clauses to be proposed in Committee by INGRID STITT)

1. Clause 2, line 16, omit "(5)" and insert "(5), (5A)".
2. Clause 2, line 24, omit "7" and insert "7, sections 106, 107 and 108".
3. Clause 2, after line 26 insert—

"(5A) If sections 106, 107 and 108 do not come into operation before 1 July 2027, those sections come into operation on that day."
4. Clause 61, page 74, lines 3 and 4, omit all words and expressions on those lines.
5. Clause 61, page 74, line 12, omit all words and expressions on that line.
6. Clause 62, page 75, after line 15 insert—

""(5A) A rent increase in contravention of this section is invalid.'."
7. Clause 62, page 75, line 16 omit "'(6)' and insert "(6)".
8. Clause 63, page 76, lines 8 to 12, omit all words and expressions on those lines.
9. Clause 63, page 76, after line 30 insert—

"(ab) state that the site owner intends to apply to the Tribunal at least 14 days after the day on which the notice is given for an order requiring payment of the special rent increase specified in the notice by the site tenants given the notice; and"
10. Clause 63, page 77, lines 13 to 31, page 78, lines 1 to 32 and page 79, lines 1 to 22, omit all words and expressions on those lines.
11. Clause 63, page 79, lines 28 to 30, omit "notice if, within the proposal period, there is a circumstance specified in subsection (2)." and insert "notice."
12. Clause 63, page 80, lines 1 to 15, omit all words and expressions on those lines and insert—

"(2) An application under subsection (1) must not be made until at least 14 days after the proposal notice is given to each site tenant proposed to be subject to the special rent increase in accordance with section 206SD."
13. Clause 63, page 80, line 32, omit "(1)" and insert "(1)(a)".
14. Clause 63, page 80, after line 34 insert—

"(2A) An order under subsection (1)(a) may be subject to one or more of the following conditions specified in the order—

(a) payment of the amount of special rent increase is for a period specified in the order;

(b) a site tenant is required to pay a reduced amount of rent specified in the order beginning on the day after the period of special rent increase."

15. Clause 63, page 81, line 1, omit "(1)" and insert "(1)(a)".

16. Clause 63, page 81, after line 24 insert—

"(ca) any reason for a reduced amount of rent to be payable by a site tenant after a period of special rent increase, including the completion of a repair or improvement to a facility or service available within the Part 4A park; and".

17. Clause 65, page 83, line 32, omit 'corporate.'" and insert "corporate."

18. Clause 65, page 83, after line 32 insert—

'(3) A site owner must not require a site tenant to pay a deferred management charge that is more than the lesser of the following amounts—

(a) 20% of the purchase price paid by the site tenant for the Part 4A dwelling on the Part 4A site under the site agreement;

(b) a prescribed percentage (if any) of the purchase price paid by the site tenant for that Part 4A dwelling.

Penalty: 60 penalty units for a natural person;

300 penalty units for a body corporate.".'.

NEW CLAUSE

19. Insert the following New Clause to follow clause 65—

'65A Section 206ZV amended

(1) In the heading to section 206ZV of the **Residential Tenancies Act 1997**, after "clean" insert ", safe and in good repair".

(2) In section 206ZV(1) of the **Residential Tenancies Act 1997**, for "clean and in a safe condition." substitute—

"in a condition that meets each of the following standards—

(a) clean;

(b) safe;

(c) in good repair.".'.

20. Clause 73, line 17, omit "206SB" and insert '206SB";'.

21. Clause 73, line 18, omit—

'78B Section 206SF";'.

22. Clause 73, line 21, omit '206ZCA(2)";' and insert "206ZCA(2)".
23. Clause 73, after line 21 insert—

'85C Section 206ZCA(3)";'.

24. Clause 74, line 21, omit "206SE, 206SF, 206SG,".
25. Clause 107, line 20, omit "**commission**" and insert "**amounts from deposit**".
26. Clause 107, line 22, before "If" insert "(1)".
27. Clause 107, line 24, omit "under" and insert "in accordance with".
28. Clause 107, line 31, omit 'entitled.'" and insert "entitled.".
29. Clause 107, after line 31 insert—

'(2) Subsection (1) does not prevent an estate agent from receiving an amount of money from the vendor for any of the following before settlement or rescission of the contract—

- (a) the commission;
- (b) any auction expense or other amount to which the estate agent is or will become entitled.".

30. Clause 109, lines 19 to 24, omit all words and expressions on those lines and insert—

- '(a) if the land is publicly advertised for sale other than by auction or a fixed-date sale—the day that is 14 days after the land is first publicly advertised for sale; or
- (b) if the land is publicly advertised for sale by auction or a fixed-date sale—the day that is 14 days before the first auction date or first fixed date; or
- (c) if the land—
 - (i) is not publicly advertised for sale—before the purchaser signs the contract for the sale of land; or
 - (ii) is to be sold—
 - (A) within 14 days after the land is first publicly advertised for sale—before the purchaser signs the contract for the sale of land; or
 - (B) on a day that is more than 14 days before a first auction date or a first fixed date—before the purchaser signs the contract for the sale of land;".