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New Land Tenure Legislation Proposal  
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## Proposals for New Land Tenure Legislation

The Urban Development Institute of Australia (UDIA) is the peak body representing the urban land development industry in Australia and we pleased to make this submission on the New Tenure Legislation Consultation Paper. UDIA is a membership organisation with members drawn from the land development, planning, valuation, engineering, environmental, market research and urban design professions. Nationally, UDIA represents the interests of thousands of members and includes all the major land development companies, both public and private, and specialist consultancy firms.

UDIA has been actively involved in the working party for the development of the consultation paper on the tenure legislation and supports in principle the intent. The concern of the industry is that the aspirational goal to create a stand alone tenure creation Act may unnecessarily delay implementation of Community Title in Western Australia for potentially a decade.

The urgent need for Community Title in Western Australia is being driven by increasing controls being placed on developers under the EPBC Act and the Environmental Protection Act for species protection. Currently developers need to vest land to relevant authorities however tenure arrangements on those lands become critical when negotiating approvals. The industry and government cannot afford to wait a decade for an alternative tenure arrangement to be available to address these issues.

Sustainability is also becoming a major issue with developers looking at alternative water and energy provision but with limited options for a legal entity to vest the infrastructure to this type of development becomes problematic.

It is essential that Community Title is progressed as a matter of urgency although a broader review is supported in the longer term.

Yours sincerely



**Debra Goostrey**  
Chief Executive Officer