

Australian Capital Territory

Construction Occupations (Licensing) (Registrar) Statement of Expectations 2026

Notifiable instrument NI2026-310

made under the

Construction Occupations (Licensing) Act 2004, s104A (Ministerial statement of expectations)

1 Name of instrument

This instrument is the *Construction Occupations (Licensing) (Registrar) Statement of Expectations 2026*.

2 Commencement

This instrument commences on the day after notification.

3 Statement of Expectations

I make the Statement of Expectations as provided in the Schedule.

4 Revocation

This instrument revokes NI2024-396

5 Consultation

I confirm that the Construction Occupations Registrar has been consulted about the making of this Statement of Expectations in accordance with section 104A (2) of the *Construction Occupations (Licensing) Act 2004*.

Chris Steel MLA
Minister for Planning
30 June 2026

Schedule
(see s3)

Statement of Expectations 2026-27

Construction Occupations Registrar

Overview

This Statement of Expectations is made by me as the Minister for Planning and Sustainable Development in accordance with section 104A of the *Construction Occupations (Licensing) Act 2004* ('the Act'). It is given to the Construction Occupations Registrar ('the Registrar') appointed under section 103 of the Act and who sits within Access Canberra, part of the City and Environment Directorate.

The government's first planning priority is ensuring that the housing supply meets the needs of a growing population, and my expectation is that developments are built to a high quality.

By establishing the Act, and associated legislation, including the *Property Developer Act 2023*, the government recognises the significance of the regulation and licencing of construction occupations and property developers, and places a clear obligation on the Registrar to hold these regulated entities to account.

My overarching expectation is for the Registrar to apply these statutory powers to protect homeowners from the significant financial, emotional, and physical harm that can arise from poor building quality outcomes.

I set my expectations in the context of addressing historical defects, preventing future failure, and improving community confidence in the regulator to uphold the standards and laws required in the construction sector.

Priority Areas of Focus

My priority areas of focus for the Registrar are:

1. *Holding occupational licensees (licensees) to account for poor building quality outcomes by:*

- Responding to building quality complaints promptly;
- Enforcing the rectification of construction defects by the responsible licensee; and
- Enforce disciplinary action and regulatory controls on licences, including property developers licences, where repeated and significant compliance breaches are identified.

2. *Taking appropriate regulatory action to prevent and reduce future building quality issues by:*

- Targeting compliance and enforcement programs to ensure that licenced builders adequately supervise construction activities;
- Using data and intelligence to identify trends in construction defects, and to target programs to where the risk of harm to the community is greatest;

- Reviewing programs to ensure they are responsive to changes to the construction environment, including higher density and infill development; and
- Maintaining mandatory inspection processes for critical electrical, plumbing and gas installations.

3. *Improving community confidence in the building and construction industry in the ACT by:*

- Applying assessment processes to ensure licensees have the necessary skills, qualifications, and experience to establish and hold licences in the ACT;
- Through the issue of Certificates of Occupancy and Use by the Registrar, ensuring that building work meets legislated requirements and standards before occupancy;
- Informing the community, industry, and key stakeholders of significant regulatory actions when they occur, and the work of the Registrar in preventing building quality issues through compliance auditing and monitoring; and
- Using data arising from compliance auditing and industry engagement to provide licensees with information to improve their practice;

Further Expectations

I expect the Registrar to undertake these functions independently, without fear or favour, in accordance with law and in a way that supports the priorities of government. The Registrar will be guided in this by Access Canberra Regulatory Framework, and must also act in accordance with the *Law Officers Legal Services Directions 2023 (Model Litigant Guidelines)*.

In delivering against this Statement of Expectation, I expect the Registrar to:

- regularly report on matters of significance including new and emerging issues;
- operate in a collaborative, accountable, and responsive manner across government and with industry, key stakeholders, and the community;
- raise issues affecting the operation and capacity of the Registrar to achieve these priorities in an effective way;
- work closely with policy colleagues to ensure policy settings and legislative powers remain adequate and effective, including the extension of occupational licensing to selected building trades and to establish publicly funded building certifiers within the ACT Public Service
- within six sitting days after the reporting period, provide me with a report that details actions taken by the Registrar to respond to the Statement of Expectations including reasons why any elements could not be actioned or fulfilled.