



Australian Capital Territory

Building and Construction Legislation Amendment Regulation 2025 (No 1)

Subordinate Law SL2025-11

The Australian Capital Territory Executive makes the following regulation under the *Building Act 2004*, the *Construction Occupations (Licensing) Act 2004* and the *Gas Safety Act 2000*.

Dated 30 June 2025.

YVETTE BERRY
A/g Chief Minister

CHRIS STEEL
Minister



Australian Capital Territory

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Part 1 Preliminary

1 Name of regulation

This regulation is the *Building and Construction Legislation Amendment Regulation 2025 (No 1)*.

2 Commencement

- (1) This regulation (other than sections 4 to 6) commences on the day after its notification day.

Note The naming and commencement provisions automatically commence on the notification day (see [Legislation Act](#), s 75 (1)).

- (2) Sections 4 and 6 commence on the commencement of the [Building \(General\) Amendment Regulation 2024 \(No 2\)](#), section 4.
- (3) Section 5 commences on the commencement of the [Property Developers Act 2024](#), schedule 2, amendment 2.26.

3 Legislation amended

This regulation amends the following legislation:

- [Building \(General\) Regulation 2008](#)
- [Construction Occupations \(Licensing\) Regulation 2004](#)
- [Gas Safety Regulation 2001](#).

Part 2 Building (General) Regulation 2008

4 Sections 33AA and 35AA

omit

5 Section 37A

substitute

37A People excluded—Act, s 84, def *property developer*, par (b) (iii)

A person is taken to be excluded if the person is excluded under the [Property Developers Act 2024](#), section 46 (2).

6 Dictionary, note 2

omit

- public servant

Part 3 Construction Occupations (Licensing) Regulation 2004

7 Section 13 (5) to (7)

omit

8 New section 45A

in part 7, insert

45A Applying, adopting or incorporating documents in statutory instruments

- (1) A statutory instrument made under this regulation may apply, adopt or incorporate (with or without change or modification)—
 - (a) a law, an Australian Standard or an Australian/New Zealand Standard as in force from time to time; or
 - (b) another instrument as in force from time to time.
- (2) The [Legislation Act](#), section 47 (5) and (6) do not apply to a document applied, adopted or incorporated under subsection (1) or under the [Legislation Act](#), section 47 (3).

Note The document does not need to be notified under the [Legislation Act](#) because s 47 (5) and (6) do not apply (see [Legislation Act](#), s 47 (7)).

- (3) The director-general must ensure that an instrument applied, adopted or incorporated under subsection (1) (b) is—
 - (a) available for inspection by anyone without charge during ordinary business hours at an ACT government office; or
 - (b) accessible on an ACT government website, or by a link on an ACT government website.

- (4) An instrument applied, adopted or incorporated under subsection (1) (b) is not enforceable by or against the Territory or anyone else unless it is made available in accordance with subsection (3).

Part 4 Gas Safety Regulation 2001

9 Section 17 heading

substitute

**17 Construction occupations registrar may direct testing of
consumer piping system or medical gas system**

10 Section 17 (1)

after

consumer piping system

insert

or medical gas system

11 Section 17 (2)

substitute

- (2) The construction occupations registrar may, by written notice, direct the following people to arrange for the testing of the system to find out if it is safe:
- (a) if the system is a consumer piping system—the owner of the premises where the consumer piping system is installed;
 - (b) if the system is a medical gas system—the person responsible for the medical gas system.

1 Notification

Notified under the [Legislation Act](#) on 30 June 2025.

2 Republications of amended laws

For the latest republication of amended laws, see www.legislation.act.gov.au.

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