



Victoria Government Gazette

No. S 221 Tuesday 25 November 2003

By Authority, Victorian Government Printer

Subordinate Legislation Act 1994

NOTICE UNDER SECTION 11

Proposed Sale of Land Regulations 2003

The **Estate Agents and Sale of Land Acts (Amendment) Act 2003** amends the **Sale of Land Act 1962** to regulate certain aspects of public auctions of land. The amendments to the **Sale of Land Act 1962** enable regulations to be made regulating the conduct of public auctions of land, prescribing standard rules for the conduct of those auctions, regulating signs and documents relating to them and requiring the provision of specified information to potential purchasers of land that is to be sold at public auction.

The reason for the proposed Sale of Land Regulations 2003 is to facilitate implementation of some of the **Estate Agents and Sale of Land Acts (Amendment) Act 2003**.

The objectives of the proposed Sale of Land Regulations 2003 are to regulate the conduct of public auctions of land, to prescribe standard rules for their conduct and to prescribe information statements that must be displayed at those public auctions. The proposed Regulations create certain offences in relation to non compliance.

A Regulatory Impact Statement (RIS) has been prepared for the proposed Regulations. The RIS considers a draft of the proposed Regulations. The cost-benefit analysis in the RIS demonstrates that the benefits of the proposed Regulations outweigh the costs. It concludes that the objectives of the Act are best achieved by the current form of the proposed Regulations.

Copies of the RIS and the proposed Regulations are available from the Program Development and Evaluation Branch of Consumer Affairs Victoria (9627 6236) or can be obtained from the Consumer Affairs Victoria website (www.consumer.vic.gov.au). Written submissions are invited and must be addressed to: Dr David Cousins, Director of Consumer Affairs Victoria, PO Box 123A, Melbourne, Vic. 3001 or e-mailed to: deborah.cook@justice.vic.gov.au.

All submissions must be received at the above addresses no later than 5.00 pm on 24 December 2003.

Subordinate Legislation Act 1994

NOTICE UNDER SECTION 11

Proposed Estate Agents (Education) Regulations 2004

Sections 14 and 16 of the **Estate Agents Act 1980** make it mandatory for a person to complete a course to be eligible for an estate agent's licence or for employment as an agent's representative. The Estate Agents (Education) Regulations 2004 prescribe new courses to come into operation on 1 February 2004. The current courses, which are prescribed under the Estate Agents and Agents' Representatives (Courses of Instruction and Examinations) Regulations 1995 are due to expire on 31 December 2004. This will give industry and training providers a period of transition to move to the new courses.

The objective of the proposed Estate Agents (Education) Regulations 2004 is to ensure adequate levels of consumer protection by requiring that people commencing practice as licensed estate agents or as estate agents' representatives are sufficiently competent to avoid occasioning significant detriment to those with whom they will deal.

A Regulatory Impact Statement (RIS) has been prepared for the proposed Regulations. The RIS considers a draft of the proposed Regulations. The cost-benefit analysis in the RIS demonstrates that the benefits of the proposed Regulations outweigh the costs. It concludes that the objectives of the Act are best achieved by the current form of the proposed Regulations.

Copies of the RIS and the proposed Regulations are available from the Program Development and Evaluation Branch of Consumer Affairs Victoria (9627 6236) or can be obtained from the Consumer Affairs Victoria website (www.consumer.vic.gov.au). Written submissions are invited and must be addressed to: Dr David Cousins, Director of Consumer

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