

## State Property Legislation

Jurisdiction	Acts	Description	Regulatory Bodies	Website
<b>Commonwealth</b>	Income Tax Assessment Act 1997	Acts about income tax and related matters.	Australian Taxation Office	<a href="http://www.ato.gov.au">www.ato.gov.au</a>
	Income Tax Assessment Act 1936			
	Trade Practices Act 1974		ACCC	<a href="http://www.accc.gov.au">www.accc.gov.au</a>
	Insurance Contracts Act 1984	This Act gives the purchaser rights under the vendor's insurance policy.	Dept.of the Treasury	<a href="http://www.treasury.gov.au/home.asp?ContentID=521">www.treasury.gov.au/home.asp?ContentID=521</a>
<b>Australian Capital Territory</b>	Building Act 2004	This Act defines important concepts in the building industry, and generally controls the building industry in the ACT.	ACT Planning and Land Authority	<a href="http://www.actpla.act.gov.au/">www.actpla.act.gov.au/</a>
	Civil Law (Sale of Residential Property) Act 2003	This Act covers the general rules about the sale of residential property, including public auctions and dummy bidding.	Dept. of Justice and Community Safety	<a href="http://www.jcs.act.gov.au/main.html">http://www.jcs.act.gov.au/main.html</a>

	Conveyancing Act 1919	This Act covers the general rules about property, deeds, sale of land and covenants. Subject to this Act, it does not apply to leasehold land under the Land Titles Act 1925.	ACT Planning and Land Authority	<a href="http://www.actpla.act.gov.au/">www.actpla.act.gov.au/</a>
	Fair Trading Act 1992	This Act aims to protect the consumer, particularly against unfair practices, such as false and misleading conduct, false representations in relation to land, etc.	ACT Office of Fair Trading	<a href="http://www.fairtrading.act.gov.au">www.fairtrading.act.gov.au</a>
	Land (Planning and Environment) Act 1991	This Act relates to the use of land in the ACT, including planning and environmental assessments, and the management of land, particularly relating to leases.	ACT Planning and Land Authority	<a href="http://www.actpla.act.gov.au/">www.actpla.act.gov.au/</a>
	Land Titles Act 1925	This Act provides for the registration of title to land.	ACT Planning and Land Authority	<a href="http://www.actpla.act.gov.au/">www.actpla.act.gov.au/</a>
	Landlord and Tenant Act 1949	This Act relates to landlord and tenant law, but does not apply to a residential tenancy agreement within the meaning of the Residential Tenancies Act 1997.	Registrar-General's Office	<a href="http://www.rgo.act.gov.au/">www.rgo.act.gov.au/</a>
	Residential Tenancies Act 1997	This Act relates to residential tenancy agreements and occupancy agreements, and includes the management of disputes.	Registrar-General's Office	<a href="http://www.rgo.act.gov.au/">www.rgo.act.gov.au/</a>
	Unit Titles Act 1970	This Act provides for the subdivision of land by unit plans and the management of unit plans.	ACT Planning and Land Authority	<a href="http://www.actpla.act.gov.au/">www.actpla.act.gov.au/</a>

<b>New South Wales</b>	Conveyancing Act 1919	This Act covers the general rules about property, deeds, sale of land and covenants. Subject to this Act, it does not apply to leasehold land under the Real Property Act 1900.	Dept. of Lands	<a href="http://www.dlwc.nsw.gov.au">www.dlwc.nsw.gov.au</a>
	Conveyancing and Law of Property Act 1898	This Act consolidates the law relating to conveyances, assignments and titles to land.	Dept. of Lands	<a href="http://www.dlwc.nsw.gov.au">www.dlwc.nsw.gov.au</a>
	Environment Planning and Assessment Act 1979	This Act institutes a system of environmental planning and assessment, including contamination of land.	Dept. of Planning	<a href="http://www.planning.nsw.gov.au">www.planning.nsw.gov.au</a>
	Fair Trading Act 1987	This Act aims to protect the consumer, to regulate the supply, advertising and description of goods and services, and the disposal of interest in land.	Dept. of Fair Trading	<a href="http://www.dft.nsw.gov.au">www.dft.nsw.gov.au</a>
	Land Sales Act 1964	This Act regulates the sale of land under instalment contracts.	Dept. of Lands	<a href="http://www.dlwc.nsw.gov.au">www.dlwc.nsw.gov.au</a>
	Landlord and Tenant Act 1899	This Act relates to landlord and tenant law, but does not apply to a residential tenancy agreement within the meaning of the Residential Tenancies Act 1997 or the Residential Parks Act 1998.	Dept. of Fair Trading	<a href="http://www.dft.nsw.gov.au">www.dft.nsw.gov.au</a>
	Landlord and Tenant (Rental Bonds) Act	An Act to constitute a Rental Bond Board, to require lessors of rental bond premises to deposit rental bonds	Dept. of Fair Trading	<a href="http://www.dft.nsw.gov.au">www.dft.nsw.gov.au</a>

	1899	with the Board, and to enable the investment of rental bonds.		
	Real Property Act 1900	This Act relates to the declaration of titles to land, and facilitates its transfer.	Dept. of Lands	<a href="http://www.dlwc.nsw.gov.au">www.dlwc.nsw.gov.au</a>
	Residential Tenancies Act 1987	This Act regulates the rights and obligations of landlords and tenants under residential tenancy agreements.	Dept. of Fair Trading	<a href="http://www.dft.nsw.gov.au">www.dft.nsw.gov.au</a>
	Retail Leases Act 1994	This Act makes provision for the leasing of certain retail shops, and the rights and obligations of lessors and lessees of those shops. Certain retail shops are excluded from this Act.	Dept. of State and Regional Development	<a href="http://www.business.nsw.gov.au">www.business.nsw.gov.au</a>
	Strata Schemes (Leasehold Development) Act 1986	This Act regulates land in leasehold strata schemes.	Dept. of Lands	<a href="http://www.dlwc.nsw.gov.au">www.dlwc.nsw.gov.au</a>
	Strata Schemes Management Act 1966	This Act provides for the management of strata schemes, and the resolution of any disputes.	Dept. of Fair Trading	<a href="http://www.dft.nsw.gov.au">www.dft.nsw.gov.au</a>
	Strata Schemes (Freehold Developments) Act 1973	This Act facilitates the subdivision of land into cubic spaces and the disposition of titles.	Dept. of Lands	<a href="http://www.dlwc.nsw.gov.au">www.dlwc.nsw.gov.au</a>

<b>Northern Territory</b>	Building Act 1993	This Act defines important concepts in the building industry, and generally controls the building industry in the NT.	Dept. of Planning and Infrastructure	<a href="http://www.ipe.nt.gov.au/">www.ipe.nt.gov.au/</a>
	Consumer Affairs and Fair Trading Act 1987	This Act aims to protect the consumer, particularly against unfair practices such as false and misleading conduct, false representations in relation to land, etc.	Dept. of Justice	<a href="http://www.nt.gov.au/justice/graphpages/">www.nt.gov.au/justice/graphpages/</a>
	Land Title Act	This Act provides for the registration of title to land.	Dept. of Justice	<a href="http://www.nt.gov.au/justice/graphpages/">www.nt.gov.au/justice/graphpages/</a>
	Law of Property Act	This Act regulates the general rules relating to property, including deeds, mortgages, leases and tenancies, etc.	Dept. of Justice	<a href="http://www.nt.gov.au/justice/graphpages/">www.nt.gov.au/justice/graphpages/</a>
	Real Property (Unit Titles) Act	This Act provides for the registration of unit titles.	Dept. of Justice	<a href="http://www.nt.gov.au/justice/graphpages/">www.nt.gov.au/justice/graphpages/</a>
	Residential Tenancies Act	This Act regulates the rights and obligations of landlords and tenants under residential tenancy agreements.	Dept. of Justice	<a href="http://www.nt.gov.au/justice/graphpages/">www.nt.gov.au/justice/graphpages/</a>
	Unit Titles Act 1975	This Act provides for the subdivision of land by unit plans and the management of unit plans.	Dept. of Justice	<a href="http://www.nt.gov.au/justice/graphpages/">www.nt.gov.au/justice/graphpages/</a>
<b>Queensland</b>	Acquisition of Land Act 1967	This Act relates to the acquisition of land for public works and other public purposes.	Dept. of Natural Resources and Mines	<a href="http://www.nrm.qld.gov.au/">www.nrm.qld.gov.au/</a>

	Body Corporate and Community Management Act 1997	This Act provides for the establishment and administration of community title schemes.	Dept. of Tourism, Fair Trading and Wine Industry Development	<a href="http://www.dtrft.qld.gov.au">www.dtrft.qld.gov.au</a>
	Duties Act 2001	This Act sets out the duty payable on property, under various circumstances.	Treasury Dept. Office of State Revenue	<a href="http://www.osr.qld.gov.au">www.osr.qld.gov.au</a>
	Fair Trading Act 1989	This Act aims to protect the consumer, particularly against unfair practices such as false and misleading conduct.	Dept. of Tourism, Fair Trading and Wine Industry Development	<a href="http://www.dtrft.qld.gov.au">www.dtrft.qld.gov.au</a>
	Land Title Act 1994	This Act relates to the registration of freehold land, and interests in freehold land.	Dept. of Natural Resources and Mines	<a href="http://www.nrm.qld.gov.au/">www.nrm.qld.gov.au/</a>
	Property Law Act 1974	This Act covers the general rules about property, deeds, sale of land and covenants.	Dept. of Justice and Attorney-General	<a href="http://www.justice.qld.gov.au/">www.justice.qld.gov.au/</a>
	Residential Tenancies Act 1994	This Act regulates the rights and obligations of landlords and tenants under residential tenancy agreements.	Dept. of Housing	<a href="http://www.housing.qld.gov.au/">www.housing.qld.gov.au/</a>
	Retail Shop Leases Act 1984	This Act makes provision for the leasing of certain retail shops, and the rights and obligations of lessors and	Dept. of State Development	<a href="http://www.sdi.qld.gov.au/dsdweb/v3/guis/templates/content/gui_cue_me">www.sdi.qld.gov.au/dsdweb/v3/guis/templates/content/gui_cue_me</a>

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<b>South Australia</b>	Community Titles Act 1996	This Act provides for the division of land into lots and common property by a `community corporation' (a corporation established when a plan of community division is deposited in the Land Titles Registration office). Covers the administration of land by the owners of those lots.	Attorney-General's Dept.	<a href="http://www.justice.sa.gov.au/agency_show.asp?id=29">www.justice.sa.gov.au/agency_show.asp?id=29</a>
	Fair Trading Act 1987	This Act aims to protect the consumer. Contains provisions relating to unfair or undesirable trade practices, including: contractual provisions; prohibition on mock auctions, misleading and deceptive conduct; representations and conduct in relation to land.	Office of Consumer and Business Affairs	<a href="http://www.ocba.sa.gov.au">www.ocba.sa.gov.au</a>
	Land and Business (Sale and Conveyancing) Act 1994	This Act regulates the sale of land and business, and the preparation of conveyancing instruments. Relevant to purchasers of land/business and small businesses.	Office of Consumer and Business Affairs	<a href="http://www.ocba.sa.gov.au">www.ocba.sa.gov.au</a>
	Landlord and Tenant Act 1936	This Act regulates the relationship between landlord and tenant under certain commercial tenancy agreements.	Attorney-General's Dept.	<a href="http://www.justice.sa.gov.au/agency_show.asp?id=29">www.justice.sa.gov.au/agency_show.asp?id=29</a>
	Law of Property Act 1936	This Act amends other Acts relating to property and conveyancing (miscellaneous aspects), including: General rules affecting property; general rules affecting contracts, conveyancing and other instruments; mortgages; partition.	Attorney-General's Dept.	<a href="http://www.justice.sa.gov.au/agency_show.asp?id=29">www.justice.sa.gov.au/agency_show.asp?id=29</a>

	Real Property Act 1886	This Act covers the general rules about property, including title to land, registration, instruments and leases.	Attorney-General's Dept.	<a href="http://www.justice.sa.gov.au/agency_show.asp?id=29">www.justice.sa.gov.au/agency_show.asp?id=29</a>
	Real Property (Registration of Titles) Act 1945	This Act provides for duty and procedure of Registrar-General to bring land alienated from the crown under the Real Property Act 1886.	Attorney-General's Dept.	<a href="http://www.justice.sa.gov.au/agency_show.asp?id=29">www.justice.sa.gov.au/agency_show.asp?id=29</a>
	Residential Tenancies Act 1995	This Act regulates the relationship between landlord and tenant under residential tenancy agreements.	Office of Consumer and Business Affairs	<a href="http://www.ocba.sa.gov.au">www.ocba.sa.gov.au</a>
	Retail and Commercial Leases Act 1995	This Act regulates the relationship between landlord and tenant under retail shop leases and retail shopping centre leases.	Office of Consumer and Business Affairs	<a href="http://www.ocba.sa.gov.au">www.ocba.sa.gov.au</a>
<b>Tasmania</b>	Conveyancing Act 2004	This Act regulates the business of conveyancing and provides for a guarantee fund for claims against conveyancers.	Dept. of Justice	<a href="http://www.justice.tas.gov.au">www.justice.tas.gov.au</a>
	Conveyancing and Law of Property Act 1884	This Act covers all aspects of conveyancing, contracts for sale and purchase of land, transfers of land and issues including leases, caveats, easements and mortgages.	Dept. of Primary Industries, Water and Environment	<a href="http://www.dpiwe.tas.gov.au/inter.nsf/Home/1?Open">www.dpiwe.tas.gov.au/inter.nsf/Home/1?Open</a>
	Land Titles Act 1980	This Act covers registration of title to land, easements and other possessory titles, prescribing relevant administrative and procedural requirements.	Dept. of Primary Industries, Water and Environment	<a href="http://www.dpiwe.tas.gov.au/inter.nsf/Home/1?Open">www.dpiwe.tas.gov.au/inter.nsf/Home/1?Open</a>



	Fair Trading Act 1990	This Act is aimed at consumer protection, including acquisitions of land and/or building.	Dept. of Justice and Industrial Relations	<a href="http://www.justice.tas.gov.au">www.justice.tas.gov.au</a>
	Landlord and Tenant Act 1935	This Act covers all aspects of conveyancing, contracts for sale and purchase of land, and issues such as leases and mortgages.	Dept. of Justice and Industrial Relations	<a href="http://www.justice.tas.gov.au">www.justice.tas.gov.au</a>
	Residential Tenancy Act 1997	This Act covers all aspects of the relationship between landlord and tenant under residential tenancy agreements.	Dept. of Justice and Industrial Relations	<a href="http://www.justice.tas.gov.au">www.justice.tas.gov.au</a>
	Strata Titles Act 1998	This Act regulates development and division of land by strata and community title schemes.	Dept. of Primary Industries, Water and Environment	<a href="http://www.dpiwe.tas.gov.au/inter.nsf/Home/1?Open">www.dpiwe.tas.gov.au/inter.nsf/Home/1?Open</a>
<b>Victoria</b>	Building Act	This Act covers all aspects of regulations with respect to the construction and maintenance of buildings, including: building standards, permits, inspection of building works, occupation of buildings.	Dept. of Sustainability and Environment	<a href="http://www.dse.vic.gov.au/dse/index.htm">www.dse.vic.gov.au/dse/index.htm</a>
	Fair Trading Act 1999	This Act aimed at protecting consumers and encouraging fair practices. (Does not apply to contracts of sale of land where s.32 Sale of Land Act 1962 applies, that is, where the vendor under a contract for the sale of land has issued a vendor's statement).	Dept. of Justice	<a href="http://www.justice.vic.gov.au/CA2569020010922A/HomePage?ReadFormand1=Home~and2=~and3=">www.justice.vic.gov.au/CA2569020010922A/HomePage?ReadFormand1=Home~and2=~and3=</a>

	Land Act 1958	This Act regulates all aspects of Crown lands.	Dept. of Sustainability and Environment	<a href="http://www.dse.vic.gov.au/dse/index.htm">www.dse.vic.gov.au/dse/index.htm</a>
	Landlord and Tenant Act 1958	This Act governs all aspects of the relationship between landlords and tenants.	Dept. of Justice	<a href="http://www.justice.vic.gov.au/CA2569020010922A/HomePage?ReadFormand1=Home~and2=~and3=">www.justice.vic.gov.au/CA2569020010922A/HomePage?ReadFormand1=Home~and2=~and3=</a>
	Planning and Environment+B47 Act 1987	This Act provides a comprehensive framework for planning schemes to be implemented by municipal councils, for the use, development and protection of land. Provides for application of permits to relevant planning authority for the use or development of land in certain circumstances.	Dept. of Sustainability and Environment	<a href="http://www.dse.vic.gov.au/dse/index.htm">www.dse.vic.gov.au/dse/index.htm</a>
	Property Law Act 1958	This Act covers the general rules about property, deeds, sale of land and covenants.	Dept. of Sustainability and Environment	<a href="http://www.dse.vic.gov.au/dse/index.htm">www.dse.vic.gov.au/dse/index.htm</a>
	Residential Tenancies Act 1997	This Act covers all aspects of the relationship between landlords and tenants under residential tenancy leases.	Dept. of Justice	<a href="http://www.justice.vic.gov.au/CA2569020010922A/HomePage?ReadFormand1=Home~and2=~and3=">www.justice.vic.gov.au/CA2569020010922A/HomePage?ReadFormand1=Home~and2=~and3=</a>
	Retail Leases Act 2003	This Act replaces the Retail Tenancies Reform Act 1998 scheme, with a scheme that enhances the certainty and fairness of retail leasing arrangements between landlords and tenants and deals with resolving retail lease disputes.	Dept. of Innovation, Industry and Regional Development	<a href="http://www.diird.vic.gov.au/homepage">http://www.diird.vic.gov.au/homepage</a>

	Sale of Land Act 1962	This Act contains general provisions relating to sale and subdivision of land; deposits of moneys relating to sale of land transactions; and miscellaneous provisions including cooling-off periods, insurance, vendor's statements and public auctions.	Dept. of Justice	<a href="http://www.justice.vic.gov.au/CA2569020010922A/HomePage?ReadFormand1=Home~and2=~and3=">www.justice.vic.gov.au/CA2569020010922A/HomePage?ReadFormand1=Home~and2=~and3=</a> `
	Subdivision Act 1988	This Act sets out the procedures for the subdivision and consolidation of land (including buildings and airspace), the creation, variation or removal of easements or restrictions; and the management of and dealings with common property, and the constitution and operation of bodies corporate.	Dept. of Sustainability and Environment	<a href="http://www.dse.vic.gov.au/dse/index.htm">www.dse.vic.gov.au/dse/index.htm</a>
	Transfer of Land Act 1958	This Act governs all aspects of title to land, and registration of interests in land and requirements of transfers.	Dept. of Sustainability and Environment	<a href="http://www.dse.vic.gov.au/dse/index.htm">www.dse.vic.gov.au/dse/index.htm</a>

<b>Western Australia</b>	Commercial Tenancy (Retail Shops) Agreements Act 1985	This Act regulates the relationship between landlords and tenants where the premises leased is a retail shop (whether or not situated within a retail shopping centre).	Dept. of Consumer and Employment Protection	<a href="http://www.docep.wa.gov.au/">www.docep.wa.gov.au/</a>
	Fair Trading Act 1987	This Act aims to protect consumers, has some relevance to the disposal or proposed disposal of interests in land, including application to leases and licences in land and buildings.	Dept. of Consumer and Employment Protection	<a href="http://www.docep.wa.gov.au/">www.docep.wa.gov.au/</a>
	Land Administration Act 1997	This Act governs all aspects of law relating to Crown land.	Dept. of Land Administration	<a href="http://www.dola.wa.gov.au/corporate.nsf">www.dola.wa.gov.au/corporate.nsf</a>
	Property Law Act 1969	This Act covers the general rules about property, deeds, sale of land and covenants.	Dept. of Justice	<a href="http://www.justice.wa.gov.au/portal/server.pt">www.justice.wa.gov.au/portal/server.pt</a>
	Residential Tenancies Act 1987	This Act regulates the relationship between landlords and tenants under any residential tenancy agreement.	Dept. of Consumer and Employment Protection	<a href="http://www.docep.wa.gov.au/">www.docep.wa.gov.au/</a>
	Sale of Land Act 1985	This Act covers certain aspects in relation to sales of land, including restrictions on sale of subdivisional land and offences in relation to sales of land, such as limits on advertising and misrepresentations.	Dept. of Land Administration	<a href="http://www.dola.wa.gov.au/corporate.nsf">www.dola.wa.gov.au/corporate.nsf</a>
	Strata Titles Act 1985	This Act covers procedures in relation to subdivision of land into lots and common property, specifically registration of	Dept. of Land Administration	<a href="http://www.dola.wa.gov.au/corporate.nsf">www.dola.wa.gov.au/corporate.nsf</a>

		strata scheme plans; establishment of strata companies (management of the strata scheme by bodies corporate); and provisions relating to disputes.		
	Transfer of Land Act 1893	This Act covers aspects regarding certificates of title and registraton for interests in land; dealings with land and other procedural matters, including the creation of easements, restrictive covenants and caveats on land.	Dept. of Land Administration	<a href="http://www.dola.wa.gov.au/corporate.nsf">www.dola.wa.gov.au/corporate.nsf</a>