



ALPA SUBMISSION

Estate Agents (Fees) Regulations 2018 Regulatory Impact Statement

TO:

Estate Agents (Fees) Regulations RIS Submissions
Policy and Corporate Services
Consumer Affairs Victoria
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Melbourne VIC 3001

Email: cav.consultations@justice.vic.gov.au

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ALPA is a proud member of



Australian Livestock & Property Agents Association (ALPA)

ALPA is the national peak industry body for livestock and property agents.

ALPA represents more than 1,200 agency businesses across Australia. Collectively this group plays an important role in livestock, wool, merchandise and rural property sales and marketing.

ALPA members handle in excess of 97% of rural agency business Australia wide.

ALPA is one of the largest national organisations of small rural business men and women, relied on to protect the interests of agents and producers nationally.

ALPA membership includes Elders, Landmark, Ruralco and private livestock agencies across Australia.

ALPA appreciates the opportunity to provide this submission to Consumer Affairs Victoria and welcomes the opportunity to discuss our submission if required.

ALPA acknowledges that the Estate Agents (Fees) Regulations 2018 Regulatory Impact Statement highlights during the public consultation of the Estate Agents Act which was completed in May 2017, there were no concerns regarding the fees for the regulation of Estate Agents Fees. However, we don't believe there was any specific questions relating to fees.

ALPA also acknowledges that fees were last reviewed in 2007 and since this time there has been improvements and changes to the way estate agent licences and other related transactions are processed. We also understand at the last review the decision was to not fully charge fees at full cost recovery which is in line with the preferred option in the current regulatory impact statement (Option 4).

ALPA is supportive of the proposed fees in Option 4, except for the proposed fees for multiple directors in a corporation business.

The regulatory impact statement outlines that 28.5% of corporations have two directors and 11.6% have more than two directors.

This proposed change will affect 40% of estate agency businesses in Victoria and we believe this increase is unwarranted.

(END)



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