Impact Analysis Statement

Summary IAS

Details

Lead department	Department of State Development, Infrastructure and Planning
Name of the proposal	*South Bank Corporation Regulation 2026*
Submission type	Summary IAS
Title of related legislative or regulatory instrument	*South Bank Corporation Act 1989*
Date of issue	27 August 2026

What is the nature, size and scope of the problem? What are the objectives of government action?

The *South Bank Corporation Regulation 2014* (the Regulation) supports the operation of the unique leasehold-based land titling system within the South Bank corporation area. It sets out processes for preparing and registering plans and associated instruments for land administration matters, including subdivisions, amalgamations, boundary adjustments and transfers.

The Regulation expires on 31 August 2026. If it is not remade, there will be no effective regulatory framework for dealing with affected land interests in the corporation area. The Regulation remains necessary, but some provisions are overly prescriptive or no longer align with current land administration practices, particularly with current registrar-based requirements for plans and instruments under the *Land Titles Act 1994.*

The problem is limited in scope. It applies only to the approximately 42 hectares within the corporation area and mainly affects South Bank Corporation, Titles Queensland and other State agencies, surveyors, developers, bodies corporate and property owners when land interests are to be dealt with. These dealings are infrequent because the area is largely developed.

The objective of government action is to remake the Regulation before it expires, maintain continuity of the South Bank leasehold titling system, and make targeted updates to improve clarity and align the Regulation with current land administration practices where practical and possible, without changing the policy intent.

What options were considered?

Option 1: Allow the Regulation to expire. This option was not supported because it would remove the framework for preparing and registering plans and instruments needed to deal with land interests in the corporation area.

Option 2: Remake the Regulation without amendment. This option would maintain continuity but would retain many of the outdated and prescriptive requirements that do not align with current land administration practices.

Option 3: Remake the Regulation with targeted amendments. This is the recommended option. It maintains the existing policy intent while removing unnecessary prescription, clarifying documentation and registration requirements, and aligning the Regulation with current land administration practices where possible and practicable.

What are the impacts?

The preferred option has limited impact because it does not change the policy intent of the Regulation and applies only when land interests in the corporation area require attention or action.

The actual impacts are:

South Bank Corporation, developers, surveyors and other affected stakeholders may need to familiarise themselves with updated requirements when a relevant land dealing occurs; government will incur limited administrative costs to make and communicate the amended Regulation; and

- stakeholder benefits from clearer requirements and better alignment with current registrar-based document standards.
- No significant ongoing compliance cost increases are identified. Amendments are largely deregulatory and are expected to reduce unnecessary prescription and support more efficient lodgement and registration processes.

Who was consulted?

Consultation was undertaken with South Bank Corporation, the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development (DNRMMRRD), business units within the Department of State Development, Infrastructure and Planning, and Titles Queensland.

Between January and May 2026, the Department of State Development, Infrastructure and Planning consulted DNRMMRRD and Titles Queensland about the proposed amendments and whether they would affect the South Bank land administration system. No concerns were raised. Stakeholder feedback indicated the amendments may provide only modest practical benefits because significant future development in the corporation area is unlikely; however, the amendments remain relevant for occasional land dealings requiring survey plans or registration of associated instruments.

What is the recommended option and why?

Option 3 is recommended. It remakes the Regulation before expiry, preserves the existing policy framework and makes targeted amendments to improve clarity and alignment with current land administration practices.

This option is proportionate because the Regulation applies to a limited area and is used infrequently but remains necessary when affected land interests are to be actioned.

Impact assessment

	First full year	First 10 years**
Direct costs – *Compliance costs**	Limited familiarisation costs only.	Limited familiarisation costs only.
Direct costs – *Government costs*	Limited administrative costs to make and communicate the amended Regulation.	Limited administrative costs to make and communicate the amended Regulation.

Signed

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Shaun Ferris

Acting Director-General

Department of State Development, Infrastructure and Planning

Date:05/08/2026

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Jarrod Bleijie MP

Deputy Premier,

Minister for State Development, Infrastructure and Planning and Minister for Industrial Relations

Date: 18/08/2026