Impact Analysis Statement

Summary IAS

Details

Lead department	Department of State Development, Infrastructure and Planning
Name of the proposal	*South Bank Corporation (Modified Building Units and Group Titles) 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 (Modified Building Units and Group Titles) Regulation 2014* (the Regulation) supports the leasehold building units plan framework and body corporate administration arrangements that apply within the South Bank corporation area. The Regulation expires on 31 August 2026. If it is not remade, the regulatory framework for leasehold building units plans, related instruments and body corporate administrative matters in the corporation area would not continue. The Regulation remains necessary, but some provisions are overly prescriptive or no longer align with current land administration practices. In particular, requirements for the physical format of plans and instruments should be replaced with the requirement to comply with approved forms and relevant registrar directions. Some body corporate election and administrative provisions also require minor clarification. The issue is limited in scope. It applies only within the South Bank corporation area and mainly affects South Bank Corporation, Titles Queensland, bodies corporate, developers, surveyors and professional advisers when relevant land or body corporate matters arise. These matters are infrequent because the area is largely developed. The objective is to remake the Regulation before it expires, preserve the existing policy framework and make targeted updates to improve clarity and align the Regulation with current registration and land administration practices.
What options were considered?
Option 1: Allow the Regulation to expire. This option was not supported because it would remove the framework for leasehold building units plans, related instruments and body corporate administrative matters in the corporation area. **Option 2: Remake the Regulation without amendment.** This option would maintain continuity but would retain outdated and prescriptive requirements for plans and instruments. **Option 3: Remake the Regulation with targeted amendments.** This is the preferred option. It preserves the existing policy intent, removes unnecessary prescription, aligns plan and instrument requirements with approved forms and registrar directions, and clarifies body corporate election and administrative provisions.
What are the impacts?
The preferred option has limited impacts because it does not change the policy intent of the Regulation, does not change fees and applies only when relevant leasehold building units plan or body corporate matters arise.

The actual impacts are:

- South Bank Corporation, bodies corporate, developers, surveyors and professional advisers may need to familiarise themselves with updated requirements when relevant matters arise;
- government will incur limited administrative costs to make and communicate the amended Regulation; and
- affected stakeholders are expected to benefit from clearer requirements and better alignment with current registrar-based document and lodgement standards.

No significant ongoing compliance cost increases have been identified. The amendments are largely deregulatory because they remove obsolete physical formatting requirements and support use of approved forms and registrar directions.

Who was consulted?

Consultation was undertaken with South Bank Corporation, bodies corporate and other stakeholders with an interest in leasehold building units plans in the South Bank precinct.

Consultation was also undertaken with Titles Queensland, the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development and business units within the Department of State Development, Infrastructure and Planning.

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 align requirements with current registration and land administration practices.

This option is proportionate because the Regulation applies to a limited area and is used infrequently, but remains necessary to administer leasehold building units plans, related instruments and body corporate administrative matters in the corporation area.

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: 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