

Explanatory Statement

LANDS AND PLANNING LEGISLATION AMENDMENT (RED TAPE REDUCTION) BILL 2026

SERIAL NO. 77 LEGISLATIVE ASSEMBLY OF THE NORTHERN TERRITORY

MINISTER FOR LANDS, PLANNING AND ENVIRONMENT

GENERAL OUTLINE

This Bill amends the *Building Act 1993*, the *Building Regulations 1993*, the *Place Names Act 1967*, the *Planning Act 1999*, the *Valuation of Land Act 1963* and repeals the *Valuation of Land Regulations 1981*.

The purpose of this Bill is to amend various building, planning, place names and valuation legislation to increase efficiencies in administration, modernise regulatory functions, implement a risk-based regulatory approach, reduce approval timeframes and provide certainty in decision-making.

NOTES ON CLAUSES

Part 1 Preliminary matters

Clause 1. Short title

This is a formal clause which provides for the citation of the Bill. The Bill when passed will be cited as the *Lands and Planning Legislation Amendment (Red Tape Reduction) Act 2026*.

Clause 2. Commencement

This clause sets out how the amendment Act will be commenced. In this case this will be done by notice given by the Administrator in the Northern Territory Government Gazette. However, if a provision of the amendment Act does not commence before 26 August 2028, it will commence on that day.

Part 2 Amendment of building legislation

Division 1 Amendment of Building Act 1993

Clause 3. Act amended

This is a formal clause which provides for this Division to amend the *Building Act 1993*.

Clause 4. Section 4 amended (Definitions)

This clause provides a definition of the 'Northern Territory Fire and Rescue Service.'

This clause includes at the definition of reporting authority that a reporting authority required by Regulations to report on, or consent to, an application for a building permit or occupancy certification. This inclusion supports other amendments being made to provide for the Northern Territory Fire and Rescue Service as a reporting authority to report on an application for occupancy certification.

This clause also replaces paragraph (b) for the definition of temporary structures, to clarify that a mobile structure means a mobile structure, other than a shipping container, demountable building or transportable building that is affixed to land or used for habitation.

Clause 5. Section 8 amended (Functions and powers of Director)

This inserts section 8(1)(ad) to include that it is a function of the Director to investigate, monitor and enforce compliance with this Act and the Regulations in relation to the carrying out of building work. This extends the current function beyond investigating complaints and auditing the work and conduct of building practitioners and provides for the Director to operate proactively.

Clause 6. Section 11 amended (Function and powers of Advisory Committee)

This clause inserts the words 'at the request of the Minister' in section 11(1)(a) to specify that a function of the Advisory Committee is to advise the Minister on the administration of the Act at the request of the Minister. The Advisory Committee is formed with members appointed by the Minister and this change clarifies the advice of the Advisory Committee is to respond to matters determined by the Minister.

Clause 7. Section 19 amended (Functions and powers of Appeals Board)

This clause replaces section 19(1)(ab) to update the functions of the Appeals Board to determine appeals against decision of the Director or building certifiers made under Part 6 or Part 8 for which a right of appeal is specified in Schedule 3 or 4. The change clarifies decisions that can be appealed to the Appeals Board.

Clause 8. Part 3, Division 1A inserted

This clause inserts new Part 3, Division 1A to provide for the Director to investigate any matter relating to the compliance with the Act and the Regulations in the carrying out of building work including the conduct of building practitioners.

The new provisions align to existing investigation powers under Division 2 Investigation of complaints by Director and allow for matters not subject to a complaint to be investigated.

The new division provides for:

- the Director to determine to proceed or not to proceed with an investigation (section 25E);
- informing the person who is subject of the investigation of the investigation (25F);
- requirement to produce documents relevant to the investigation (25G);
- referral of a building practitioners to the Practitioners Board and penalty for not cooperating with an investigation (section 25H); and
- action on completion of an investigation (25J).

Clause 9. Section 29 amended (Building practitioner to be informed)

This clause replaces section 29(a) with updated wording to specify that the Director must inform the building practitioner of the nature of the complaint or the purpose of the investigation. This removes the requirement for the Director to provide a copy of the complaint to the building practitioner, as the complaint includes personal details of the complainant.

This clause also replaces the word 'complaint' with 'matter' at section 29(b).

Clause 10. Section 33 amended (Building practitioners and others must cooperate during investigation)

This clause amends section 33 to strengthen the provisions to explicitly provide that a person is not excused from providing information that may incriminate or make the person liable for a penalty and clarify that the information is not admissible in evidence against the person in any criminal proceedings, other than a proceeding for an offence against the *Building Act 1993*.

Clause 11. Section 34E amended (Building practitioners must cooperate with auditor)

This clause amends section 34E to strengthen the provisions to explicitly provide that a person is not excused from providing information that may incriminate or make the person liable for a penalty and clarify that the information is not admissible in evidence against the person in any criminal proceedings, other than a proceeding for an offence against the *Building Act 1993*.

Clause 12. Section 34G amended (When inquiry to be held)

This clause amends section 34G to include matters that can be referred to the Practitioners Board under new Part 3 Division 1A, inserted under clause 8, being 25H(1) and 25J(1)(b). This change is required so that the Practitioners Board can hold an inquiry into matters referred to it by the Director.

Clause 13. Section 34P amended (Decision on inquiry)

This clause inserts new section 34P(2)(ab) to specify if the decision is to suspend or cancel a building practitioner's registration, the Inquiry board must give written notice of the decision to the Commissioner of Residential Building Disputes. The suspension or cancellation of a building practitioner's registration may impact a residential building dispute and is a trigger event for cover under a fidelity certificate.

Clause 14. Section 34S amended (Professional misconduct)

This clause inserts a new section 34S(2) to provide where a corporation is found guilty of professional misconduct that directors of the corporation are taken to be guilty of professional misconduct.

Clause 15. Section 40 amended (Building certifier or Director may rely on certificate)

This clause amends section 40(a) to replace 'or' with 'and,' so that it specifies 'a certificate of a building practitioner that building work complies with the Act and the Regulations.' And inserts new section 40(ab) to provide for a certificate of a building practitioner certifying that building work complies with a design certified by another building practitioner as complying with the Act and the Regulations.

This will allow an inspecting practitioner who was not involved in the design to provide certification that the building works have been constructed in accordance with the approved and previously certified design, without needing to certify that the design itself complies with the Act and the Regulations.

Clause 16. Section 59 amended (General requirements for grant of building permit)

This clause removes the words 'or are to be granted or supplied concurrently with the building permit' from section 59(1)(b) to remove the perceived ability for the building certifier to grant the building permit without consideration of the required report, approval or consent and reduce the risk of contradictory approvals.

Clause 17. Section 60B amended (Amendment and cancellation of building permit)

This clause inserts section 60B(3) to require that a building certifier must not amend a building permit unless the building work and the amended building permit will comply with the Act and the Regulations.

Clause 18. Section 63 amended (Inspections)

This clause removes the term 'in all material respects' from section 63(5) and inserts at section 63(7) 'and be issued within 14 days after the date of the inspection'.

Clause 19. Section 66 amended (Buildings etc. not to be used for public assembly without occupancy permit)

This clause replaces the requirement for an occupancy permit with occupancy certification. This change provides for other types of occupancy certification (certificates of substantial compliance, certificates of existence and temporary occupancy) to be sufficient for public assembly places, buildings or temporary structures.

This clause also excludes temporary structures used for public assembly that are marquees or shade structures that do not have tiered seating or fixed internal structures from requiring occupancy certification.

Clause 20. Section 70 amended (Granting occupancy permit)

This clause removes the term 'in all material respects' from section 70(1).

Clause 21. Section 72 amended (Effect of occupancy permits)

This clause removes the term 'in all material respects' from section 72.

Clause 22. Section 72D amended (Application)

This clause amends section 72D(2) to provide for a certificate of existence to be granted for existing building work, regardless of the date of completion. This change opens the certificate of existence pathway to existing building work completed after 1 May 2016.

This clause also inserts new section 72D(3A) to provide for applications to be made even if, at the time the existing building work was carried out, there was no requirement for building authorisation.

Clause 23. Section 72E amended (Building certifier's recommendation to Director)

This clause inserts section 72E(1A) to specify that a recommendation must be accompanied by the prescribed fee to be paid by the applicant for the certificate of existence.

This clause also inserts section 72E(3A) to provide that a building certifier need not make a recommendation if the recommendation would be to refuse to grant the certificate of existence.

The reference at 72E(4)(a) is corrected from '72D(2)(a)' to 72D(2) to align with the amendment through clause 20.

This clause also inserts requirement that the building certifier must not make a recommendation for the grant of a certificate unless the recommendation was accompanied by the prescribed fee.

Clause 24. Section 72F amended (Granting certificate of existence)

This clause inserts in section 72F reference to the prescribed fee in section 72E(1A).

Clause 25. Section 73A amended (Exemption certificate and prescribed certification)

This clause inserts in section 73A reference to a certificate mentioned in section 40(ab), which is a new section introduced through clause 13 which allows an inspecting practitioner who was not involved in the design to provide certification that the building works have been constructed in accordance with the approved and previously certified design, without needing to certify that the design itself complies with the Act and the Regulations. Including reference in section 73A includes such a certificate in the definition of 'prescribed certification'.

Clause 26. Section 74 amended (Temporary occupation of buildings)

This clause expands section 74 to include temporary structures, so that a building certifier may approve temporary occupancy for buildings or temporary structures for up to 6 months.

Clause 27. Section 130 amended (Who may appeal)

This clause inserts section 130(1A) to provide that an appeal against a decision of the Director or a building certifier made under Part 6 or 8 for which a right of appeal is specified in Schedule 3 or 4 may be made by the person specified in relation to that right of appeal. This change clarifies who may appeal a decision to the Appeals Board and is related to changes made under clause 7.

Clause 28. Part 25 inserted

This clause inserts Part 25 after section 210 to provide for transitional matters with respect to changes for sections 34S, 59, 72E, 72F and Schedule 3.

Clause 29. Schedule 3 amended (Building permits and occupancy certification)

This clause makes the following amendments to Schedule 3:

Inserts 'or an amendment to a building permit' in clause 5(1) and (2), to clarify that a building certifier must not decide on an application for an amendment to a building permit that is required by Regulations to be reported on or consented to by a reporting authority unless the report or consent has been obtained and the building certifier has been supplied with a copy. This change strengthens requirements for an amendment to a building permit to comply with the Act and the Regulations and the role of reporting authorities.

Removes 'or intends to apply' from clause 5(2) to remove the perceived ability for the building certifier to grant the building permit without consideration of the required report, approval or consent and reduce the risk of contradictory approvals.

Inserts clarification that a recommendation in a report by the Northern Territory Fire and Rescue Service is a reporting authority under the Act does not constitute a notice under section 25(2) of the *Fire and Emergency Act 1996*.

Inserts 'or an amendment to a building permit' in clause 6(1) to clarify that an applicant for an amendment to a building permit that must be reported on or consented to by a reporting authority may obtain a report or consent from the reporting authority and provide for when a building certifier does not need to obtain a report or consent.

The key change is the removal of the provision that a building certifier need not obtain a report if the applicant 'intends to apply' thus removing the perceived ability for the building certifier to grant the building permit, amendment to a building permit or occupancy certification without consideration of the required report, approval or consent and reduce the risk of contradictory approvals.

Amends clause 7 to insert 'or that time as extended by regulation' to ensure that the timeframe for a reporting authority to supply a report or consent allows for any extension of time provided for in the Regulations.

Replaces clause 10 with revised wording to include the requirement that notification of a decision must be within 14 days and apply a maximum penalty of 40 penalty units for building certifiers.

Replaces clause 11 with revised wording to include requirements for the building certifier to provide to the Northern Territory Fire and Rescue Service written notice regarding building work complying with the fire safety matters in the National Construction Code and Australian Standards relevant to the building work specified in the report provided by the Service.

This clause also provides for the building certifier to provide reasons to the Service, if the grant of the permit or certification differs from or fails to require the implementation of a recommendation.

Division 2 Amendment of Building Regulations 1993

Clause 30. Regulations amended

This is a formal clause which provides for this Division to amend the *Building Regulations 1993*.

Clause 31. Regulation 2 amended (Interpretation)

This clause inserts the definition of 'Australian Standard' from regulation 5E(3) at regulation 2.

Clause 32. Regulation 5 amended (Accrediting persons or bodies)

This clause inserts in regulation 5 that an application to the Building Advisory Committee for a certificate of accreditation must be in the approved form and be accompanied by the prescribed fee. This amendment provides for a fee to be charged for accreditation of building products, construction methods, designs, components or systems, which is function of the Advisory Committee under section 11 of the *Building Act 1993*.

Clause 33. Regulation 5E amended (Toilet concession)

This clause removes the definition of 'Australian Standard' from regulation 5E(3), which has been moved to regulation 2.

Clause 34. Regulation 6 amended (Application for building permit)

This clause expands required documents to accompany an application for a building permit at regulation 6(b) to include drawings containing sufficient details and at a scale appropriate to the work carried out or to be carried out to show the building work (including plumbing and drainage work) to be carried out, rather than only requiring showing the plumbing and drainage work to be carried out.

Clause 35. Regulation 8 amended (Reporting authority)

This clause clarifies at regulation 8(1)(a) that a person or body specified in Schedule 2, column 1 is a reporting authority for an application for a building permit or an amendment to a building permit.

This clause also inserts after regulation 8(2) that a reporting authority may advise the building certifier of any additional specific documents it requires to consider a matter to be reported on and inspect any building work required to be reported on.

Clause 36. Regulation 9 replaced

This clause replaces regulation 9 with revised wording to provide for the limitation of time for a reporting authority to be extended by 5 days if the Northern Territory Fire and Rescue Service gives notice to the building certifier that an extension of time is required to complete the report.

Clause 37. Regulation 10 amended (Limitation of time for building certifier to decide application for building permit)

This clause inserts regulation 10(2) to extend the time within which a building certifier must decide an application for a building permit by 5 days, if the time for the Northern Territory Fire and Rescue Service to complete a report is extended.

Clause 38. Regulation 17 replaced

This clause inserts new regulation 16A that allows for a building certifier to request the Northern Territory Fire and Rescue Service to report on an application for an occupancy certification, in relation to buildings or building work specified in Schedule 2. This new regulation has similar requirements to regulation 8 which provides for a reporting authority's report, approval or consent in relation to an application for a building permit or an amendment to a building permit. This clause replaces regulation 17 with revised wording to provide for the limitation of time for the Northern Territory Fire and Rescue Service to supply a report in relation to an application for an occupancy certification to be extended by 5 days if the Service gives notice to the building certifier that an extension of time is required to complete the report.

Clause 39. Regulation 18AB amended (Limitation of time for building certifier to determine application or make recommendation)

This clause inserts regulation 18AB(1A) and regulation 18AB(3) to extend by 5 days the time within which a building certifier must decide an application for an occupancy certification and make a recommendation in relation to a certificate of existence, if the time for the Northern Territory Fire and Rescue Service to complete a report is extended.

Clause 40. Regulations 19D and 19E replaced

This clause replaces regulations 19D and 19E with revised wording. The amended regulation 19D specifies that for section 72D(2) of the Act, all classes of buildings are prescribed. This change removes the previous exception for buildings identified in the Building Code as Importance Level 3 or 4 buildings.

The amended regulation 19E expands the criteria to be complied with for section 72E(4)(c)(ii) of the Act to provide greater detail about the applicable technical specifications to be complied with.

Clause 41. Part 3 Division 2 Subdivision 5 inserted

This clause inserts new regulation 20AA to prescribe three documents for section 73A(2)(d) of the Act; a wet area sealing products certificate, a glazing certificate, and a prefabricated window certificate or prefabricated door frame certificate. The Director of Building Control may grant an exemption from the requirement to obtain the prescribed documents in relation to building work under Part 8, Division 3A of the Act.

Clause 42. Regulation 20C amended (Declaration for certain building work not requiring occupancy certification)

This clause inserts at regulation 20C(3) requirement that the individual completing the building work must also provide to the building certifier the documents required by regulation 20CA.

Clause 43. Regulation 20CA inserted

This clause inserts regulation 20CA to specify documents to accompany a declaration under regulation 20C. The documents specified align with those specified in regulation 18B which are required to accompany an application for occupancy permit.

Clause 44. Regulation 20E amended (Declaration by corporation after prescribed event)

This clause inserts regulation 20E(4)(d) to specify that in the case of a declaration in accordance with regulation 20D, no later than 14 days, a person must give the documents required by regulation 20CA to the building certifier who granted the building permit for the work.

Clause 45. Regulation 20F amended (Building certifier to give copy of declaration to Director)

This clause amends regulation 20F to require that the building certifier must give a copy of the declaration and accompanying documents given to the building certifier to the Director no later than 14 days after receiving the documents. This change ensures that important documents relating to the building work can be maintained by the Director.

Clause 46. Regulation 36G amended (Occupancy permit and structural report)

This clause replaces the requirement for an occupancy permit with occupancy certification. This change provides for other types of occupancy certification (certificates of substantial compliance, certificates of existence and temporary occupancy) to be sufficient for post-relocation building work for an approved Class1a Building.

Clause 47. Part 22 inserted

This clause inserts Part 22 after regulation 57 to provide for transitional matters with respect to changes for regulations 6, 8 9 and 36G.

Clause 48. Schedule 1 amended (Prescribed fees)

This clause amends prescribed fees at items 6, 7, 8, 11, 13, 14, 16 and inserts fees for the following new items:

- Recommendation submitted to the Director for a certificate of existence.
- Application to the Building Advisory Committee for accreditation of a building product, construction method, design, component or system.
- Application to the Building Advisory Committee for an amendment to an accreditation of an accredited building product, construction method, design, component or system.

Clause 49. Schedule 2 amended (Reporting authorities)

This clause updates Schedule 2, column 2 for the Northern Territory Fire and Rescue Service to remove reference to special hazard buildings and buildings where certain materials are to be produced, used or stored.

This clause also updates Schedule 2, column 3 to clarify that the matter to be reported on is fire safety matters relating to compliance with the National Construction Code and Australian Standards relevant to the building work.

Part 3 Amendment of Place Names Act 1967

Clause 50. Act amended

This is a formal clause which provides for this Division to amend the *Place Names Act 1967*.

Clause 51. Section 4A amended (Meaning of place)

This clause replaces section 4A(1)(d) with 4A(1)(d) and (da) to separate a park or garden from a reserve, recreation or sporting ground that is open to or used by the public. This separation facilitates naming of low-risk places to be managed differently to naming of complex places.

New section 4A(2)(ba) is also inserted to clarify that a park or reserve declared under section 12 of the *Territory Parks and Wildlife Conservation Act 1976* is not a place named under the Act.

Clause 52. Section 9 amended (Committee's reports and recommendations)

This clause omits section 9(1) and replaces it with a new section 9(1) to provide for the Committee to make reports to the Minister related to naming of places specified in section 4A(1)(a), (b), (da), (e), (f) and (g), or referred to the Committee by the Surveyor-General. The places specified are complex place names.

Clause 53. Sections 10A and 10B inserted

This clause inserts new section 10A to provide for the Surveyor-General to make reports to the Minister related to naming of places specified in section 4A(1)(c) or (d). The places specified are low-risk place names.

Section 10A also provides for the Surveyor-General to refer a place to the Committee to make a report to the Minister.

Section 10A includes requirements in line with section 9(1B)(a) and 9(4)(e) that apply to the Committee, for agreement and consultation to be undertaken before a recommendation is made.

This clause inserts new section 10B to provide for the Minister to direct the Surveyor-General to provide advice on a proposed name. New section 10B replaces section 11(1A), which is removed under clause 54.

Clause 54. Section 11 amended (Powers of Minister)

This clause removes section 11(1A), which is replaced by new section 10B inserted under clause 53.

Section 11 is further amended to include powers for the Minister to respond to reports under section 10A and advice under section 10B from the Surveyor-General, which are aligned to existing powers to respond to reports from the Committee already outlined in the section.

The change to this section provides for different recommendation approval pathways for low-risk and complex place names.

Clause 55. Section 11A amended (Delegation)

This clause amends section 11A to provide for the Minister to delegate powers to both the Chairperson of the Committee and to the Surveyor-General to approve recommendations subject to a report or advice, relative to either low-risk or complex place names.

Delegation to the Chairperson of the Committee remains restricted by section 11A(2) and section 11A(2)(b) and (f) (and corresponding note) are removed as they relate to low-risk place names for which the Minister powers can be delegated to the Surveyor-General rather than the Committee.

The clause also removes provision for the Minister to delegate powers under section 11D(1) to the Chairpersons of the Committee. This change is related to amendment under clause 57, which transfers responsibility for publishing a notice of the naming of a place from the Committee to the Surveyor-General.

Clause 56. Section 11B replaced

This clause replaces section 11B with a revised section that transfers responsibility for the register of approved place names from the Committee to the Surveyor-General. The requirements for a register under this section otherwise remain unchanged.

Clause 57. Section 11D amended (Notification of naming of place)

This clause amends section 11A to provide the publishing of the naming of a place to be in the *Gazette*, on the Agency's website, or by any other method of communication. Section 11D(2) is also amended to provide for the Surveyor-General rather than the Committee to develop guidelines related to notification of the naming of a place.

Clause 58. Section 14 inserted

This clause inserts new section 14 to outline transitional arrangements for the commencement of the *Lands and Planning Legislation Amendment (Red Tape Reduction) Act 2026*. The section provides for the register established by the Committee and any guidelines developed by the Committee to be taken as the register and guidelines for the Surveyor-General when responsibility is transferred through amendments outlined in clause 56 and clause 57.

Part 4 Amendment of Planning Act 1999

Clause 59. Act amended

This is a formal clause which provides for this Part to amend the *Planning Act 1999*.

Clause 60.

This clause amends section 13(1)(b) including the assessment criteria for planning scheme amendment requests. The changes ensure that the strategic framework, which includes various parts and documents, remains a relevant consideration for all requests to amend a planning scheme.

Clause 61.

This clause repeals section 22(8) and (9) and amends sections 22(6) and (7). The sections set out the NT Planning Commission's obligations if it receives a submission about a planning scheme amendment or exceptional development permit on behalf of the Minister.

The changes expand the criteria under which the Commission determines whether to hold a hearing. The change provides a more certain process by reducing the Commission's obligations, including the requirement to notify submitters of the intention not to hold a hearing, to provide a submitter with a reasonable opportunity to respond to this notification and the need to consider any responses received.

Clause 62.

This clause amends section 25(2)(b) to align with changes at section 13(1)(b) which relate to consideration of the strategic framework. The changes ensure that the strategic framework, including its various parts, remains a relevant consideration for all requests to amend a planning scheme.

It also amends section 25(3) to refine the Minister's decision timeframe for planning scheme amendments from 90 days to 30 days.

Clause 63.

This clause amends section 30D(4A)(b) to align with changes at sections 13(1)(b) and 25(2)(b) which relate to consideration of the strategic framework. The changes here ensure that the strategic framework, including its various parts, remains a relevant consideration for all concurrent applications.

Clause 64.

This clause amends section 30W(5) and (6) replacing 'contrary to' with 'inconsistent with' for consistent language usage with other parts of the Act. This is a consequential amendment following changes at sections 13(1)(b), 25(2)(b) and 30D(4A)(b) relating to consideration of the strategic framework.

Clause 65.

This clause amends section 38(2) replacing 'permit any' with 'only permit one or more' to set clear limitations for what an exceptional development permit may permit.

Clause 66.

This clause amends section 39(1)(b) to enable consideration of whether an application for an exceptional development permit is not so significant as to require statutory exhibition, by removing the limitation that this may only be considered for a variation to an exceptional development permit.

Clause 67.

This clause makes minor administrative drafting amendments to section 48(3), clarifying that the written notice referred to is the written notice required by section 48(1).

Clause 68.

This clause amends section 48A to clarify that the written notice referred to at subsection (5), is the written notice required at subsection (1).

Clause 69.

This clause amends section 50(1), (2) and (3) and sets out the consent authority's obligations if it receives a submission in relation to a development application under section 49. It provides criteria for the consent authority to consider, including whether holding a meeting in relation to the application would aid its understanding of issues in submissions or provide further useful information, and, if it decides a meeting should be held, to hold the meeting. It provides new criteria to guide decisions about when meetings about development applications should be held.

It also provides for the Minister to appoint a person or body to hold a meeting on the Minister's behalf when the Minister is the consent authority, rather than to receive evidence and information.

At subsection (6), clarification is provided about what constitutes a 'relevant entity' which is new terminology used at subsection (1).

Clause 70.

This clause inserts new section 76(KA) (Protection from liability) which provides statutory protection from liability for authorised officers when exercising powers under the Act.

Clause 71.

This clause amends section 77A(3) to omit reference to 'business' days as the relevant measure of time that a person has in which to respond to a show cause notice, with the effect that the timeframe will instead be measured in calendar days.

Clause 72.

This clause inserts new section 79AA which provides for an authorised officer to refer alleged contraventions of the Act to the consent authority for investigation.

The change also sets out actions that the consent authority may take following receipt of such referrals, including that it may investigate or refuse to investigate the matter, and the necessary notification requirements depending on its decision.

The changes provide a separate investigation pathway for matters that do not originate from a complaint made under sections 78.

Clause 73.

This clause amends section 79A(2)(a) and (b) to clarify actions that the consent authority must take after an investigation. The change clarifies that the consent authority need only notify a complainant if there is one. This is a consequential change that operates with new section 79AA.

Clause 74.

This clause inserts new section 81CA (Delegation) and provides new statutory delegation powers for the Northern Territory Planning Commission. It empowers the Commission to delegate any of its powers and functions under the Act to the Chairperson or another member.

Clause 75.

This clause amends section 81G(1)(a) and alters the standard term of appointment for a member of the Northern Territory Planning Commission from 2 years to 4 years.

Clause 76.

This clause amends section 88 and alters the standard term of appointment for the Chair and Deputy Chair of the Development Consent Authority from 2 years to 4 years.

Clause 77.

This clause amends section 89(2) to provide for an alternate community member of the Development Consent Authority to also participate in meetings during a vacancy in the office of a community member, and not just during the absence or inability to act of a community member.

Clause 78.

This clause amends section 92 and alters the standard term of appointment for a member of the Development Consent Authority from 2 years to 4 years.

Clause 79.

This clause inserts new sections 220 and 221 to outline transitional arrangements for the commencement of the *Lands and Planning Legislation Amendment (Red Tape Reduction) Act 2026*.

Part 5 Amendment and repeal of valuation of land legislation**Division 1 Amendment of Valuation of Land Act 1963****Clause 80. Act amended**

This is a formal clause which provides for this Division to amend the *Valuation of Land Act 1963*.

Clause 81. Section 18 amended (Objection to valuations)

This clause replaces the word 'receives' with 'is given' in section 18(1) to remove possible ambiguity regarding the service of notices and timeframe for objections, which is within 30 days after the notice is given under section 18(2)(c).

Clause 82. Section 40 amended (Certified copies of entries in valuation roll)

This clause inserts new subsection 40(3) to provide for the prescribed fee to be prescribed by regulation or if no fee is prescribed, then the fee is 20 revenue units and 2 revenue units per sheet for a printed copy. This amendment enables the *Valuation of Land Regulations 1981* to be repealed under clause 89, while maintaining a fee for the service.

Clause 83. Section 43 amended (Notice of change of ownership)

This clause replaces the maximum penalty dollar amount of \$40 with 1 penalty unit.

Clause 84. Section 44 amended (Service of notices, &c.)

This clause removes ' , &c.' from the heading of the section and inserts new subsection 44(1)(ab) to provide for a notice or requirement given or made under the Act by the Valuer-General to be given to a person by email. The amendment also clarifies that a document sent by email is taken to be given to the person when it is sent to the person's email address.

Division 2 Repeal of Valuation of Land Regulations 1981**Clause 85. Regulations repealed**

This is a formal clause which provides for this Division to repeal the *Valuation of Land Regulations 1981*. The Regulations are no longer required due to amendment under clause 85 to insert a fee at section 40.

Part 6 Repeal of Act**Clause 86. Repeal of Act**

This is a formal clause which provides for the repeal of the amending Act on the day after it commences.