

Our ref: 572305/10, 7551001

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Mr Neil Laurie
The Clerk of the Parliament
Parliament House
George Street
BRISBANE QLD 4000

Dear Mr Laurie

I refer to e-Petition 4261-25 tabled in the Legislative Assembly on 28 October 2025 titled 'Review of sunset clauses in off-the-plan property contracts'.

I thank the petitioners for bringing their concerns to the attention of the House regarding some property developers allegedly relying on sunset clauses to terminate 'off the plan' contracts, to then relist the proposed properties for sale at a higher price.

I appreciate the deep disappointment for buyers if a seller terminates an 'off the plan' contract using a sunset clause. Given 'off the plan' controls are typically non-standard and have unique risks, I strongly encourage buyers to obtain independent legal advice about their rights and obligations under 'off the plan' contracts, both before signing a contract, as well as if they are concerned about the possible termination of their 'off the plan' contract pursuant to a sunset clause.

I also note the petitioners' request for a review of the legislation governing sunset clauses in 'off the plan' contracts for houses, townhouses and units in Queensland, and for the implementation of reforms that prevent developers from relying on sunset clauses to terminate 'off the plan' contracts.

The Crisafulli Government is currently undertaking a review of the effectiveness of reforms made in 2023 to the *Land Sales Act 1984* (LS Act) to restrict the ability of sellers (typically property developers) to use sunset clauses to terminate 'off the plan' contracts for the sale of land. The 2023 reforms effectively mean a property developer can only terminate an 'off the plan' land contract with written consent of the buyer, or an order of the Supreme Court.

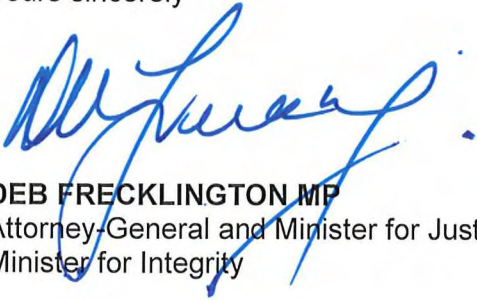
The Government recently undertook public consultation between 1 September 2025 and 10 October 2025 to inform the review. The consultation included the release of two online surveys – one for consumers and one for property developers – to invite community and stakeholder feedback about the effectiveness of the 2023 reforms. Peak stakeholder groups for consumers, the property industry and the legal sector were also invited to make written submissions to inform the review.

I consider it important to evaluate the 2023 sunset clause reforms to determine if they are working properly and as intended, particularly when those measures restrict how individuals and businesses can operate.

The Department of Justice is currently analysing the results of the public consultation and I look forward to considering the outcomes of the review in due course.

I thank the petitioners again for bringing their concerns to the attention of the House.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Deb Frecklington', with a stylized flourish at the end.

DEB FRECKLINGTON MP
Attorney-General and Minister for Justice
Minister for Integrity