16	Sector:	Real Estate and Distribution Services
	Obligations Concerned:	National Treatment Local Presence (Article 9.6)
	Level of Government:	Regional
	Source of Measure:	*Community Land Management Act 1989* (NSW) *Strata Schemes Management Act 1996* (NSW) *Property, Stock and Business Agents Act* 2002 (NSW) *Agents Licensing Act* (NT) *Agents Act 2003* (ACT) *Property Agents and Motor Dealers Act 2000* (Qld) *Estate Agents Act 1980* (Vic) *Conveyancers Act 2006* (Vic) *Real Estate and Business Agents Act 1978* (WA) *Real Estate and Business Agents (General) Regulations 1979* (WA) *Settlement Agents Act 1981* (WA) *Settlement Agents Regulations 1982* (WA)
	Description:	New South Wales A person cannot be appointed as an agent (for a proprietor of a development lot, neighbourhood lot or strata lot) if they are not an Australian resident. A person cannot be appointed as an agent (for an owner of a lot, for dealings with the owner's corporation) if they are not an Australian resident. To be licensed as a property, stock, business, strata managing or community managing agent in NSW, licensees must have a registered office in New South Wales. Northern Territory A licensed agent[12] must maintain an office in Australia at or from which the conduct of business under the licence is to occur. Australian Capital Territory An estate agent must have their principal place of business in the Australian Capital Territory. Queensland In order to operate as a real estate agent, auctioneer, motor dealer or commercial agent, a person must have a business address in Queensland. This must be a physical address and not a post box. Victoria A person cannot be licensed as an estate agent unless they have a registered office in Victoria and they must maintain a principal office in

[12] A "licensed agent" includes a real estate agent, business agent or conveyancing agent.