



# SHOP TALK

ISSUES AND NEWS AFFECTING THE AUSTRALIAN SHOPPING CENTRE INDUSTRY

SHOPPING CENTRE  
COUNCIL OF AUSTRALIA

Thursday 25 October 2012

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## **SOUTH AUSTRALIAN GOVERNMENT PURSUES ENVIRONMENTAL UPGRADE FINANCE**

The Shopping Centre Council lodged a [submission](#) on the South Australian Government's [Consultation Paper](#) to establish an Environmental Upgrade Finance (EUF) scheme, similar to the schemes in operation in NSW and Victoria. The main purpose of the scheme is to facilitate building environmental upgrades through an agreement between a building owner, local council and finance provider, with the finance being repaid through a local council rate or charge on the land. While we have supported the establishment of a scheme in South Australia, we have urged the Government to ensure a clear link with retail tenancy legislation and avoid some of the cumbersome requirements imposed on building owners under the existing schemes. Since submissions were lodged on the Consultation Paper, the Minister for Sustainability, Environment and Conservation has [tabled](#) the Government's response to key issues in Parliament, which broadly highlights that further consultation will occur on the development of a scheme.

## **VICTORIAN BILL TO REPEAL SECTION 25 NOW IN LEGISLATIVE COUNCIL**

The [Bill](#) to repeal the useless section 25 of the Victorian *Retail Leases Act* ([Shop Talk 13/9/12](#)) has now passed the Legislative Assembly and has been introduced into the Legislative Council. Even though Labor did not oppose the Bill in the Legislative Assembly, its spokesman on small business, Justin Madden, still argued in defence of the retention of this costly requirement, which even the a former Small Business Commissioner reported has no value for tenants or landlords. This exercise shows how difficult it is to get rid of government red tape, even when there is agreement among lessors, lessees and (most) government officials that it serves no useful purpose and simply adds to business costs.

## **NSW BOXING DAY BILL STILL STALLED IN THE LEGISLATIVE COUNCIL**

The Bill to allow shop trading on Boxing Day throughout NSW ([Shop Talk 29/3/12](#); [4/4/12](#); [26/4/12](#)) is stalled in the Legislative Council and is now considered unlikely to pass before Parliament rises for the year. This follows opposition to the Bill from the Labor Party (at the influence of the Shop Assistants Union) and the Christian Democrats. This means, if the Bill does not pass, only those areas of NSW which were able to trade on Boxing Day last year will be able to do so this year.

## **PROPERTY COUNCIL RETAIL LEASING AND TENANCY SEMINAR IN PERTH NEXT MONTH**

The PCA will hold an afternoon seminar on *Retail Leasing & Tenancy - New Legislation Update* in Perth on 21 November, covering obligations under the new regulations. Click [here](#) for the brochure and registration form and [here](#) to register online.

## **PROPERTY COUNCIL COURSE ON LEASING FUNDAMENTALS IN SYDNEY NEXT MONTH**

The PCA will run a two-day [Leasing Fundamentals](#) course in Sydney beginning on 14 November. Click [here](#) to register online.

## **EARLY BIRD REGISTRATION FOR ICSC RECON IN LAS VEGAS ON 19-22 MAY 2013**

The International Council of Shopping Centers has opened registration for [RECon Las Vegas](#) (May 2013). Click [here](#) to register before 7 December for Early Bird rates and [here](#) to reserve accommodation.

## **PROPERTY COUNCIL OPENS NOMINATIONS FOR 2013 EXCELLENCE AWARDS**

The Property Council opened nominations this week for the *2013 Innovation and Excellence Awards*, including 'Best Shopping Centre Development'. To nominate, click [here](#).