



Australian Shopping Centre Industry

Scale and Performance Measures
Prepared for Shopping Centre Council of Australia

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Australia's Retail Centres

This report presents current findings on the size and significance of Australia's shopping centres, based on a top level audit conducted at the national and state level.

The data in this report updates key sections of previous reports issued to the Shopping Centre Council of Australia (SCCA) in April 2001 (*Shopping Centres in Australia, Vital Statistics*), and March 2007 (*Australian Shopping Centre Industry, Information Update March 2007*).

OVERVIEW OF FINDINGS

The audit has captured data for some 1,753 shopping centres, comprised of 67 Regional centres, 286 Sub Regional centres, 1,104 Neighbourhood centres, 107 Central Business District (CBD) centres, 16 Outlet centres and 173 Other centres (including specialty centres, themed centres and markets). Note that this data excludes homemaker/large format retailer centres. [Refer Table 1, and Definitions]

Within these centres there are an estimated 65,000 specialty shops. To ensure consistency across data sets used, specialty shops include all shops of less than 400 sq.m, including all retail specialties as defined by the SCCA Sales Reporting Guidelines, as well as non-retail shops such as travel, post office, banks etc. 24% are located in Regional centres, 29% in Sub Regional centres and 30% in Neighbourhood centres. [Refer Table 2]

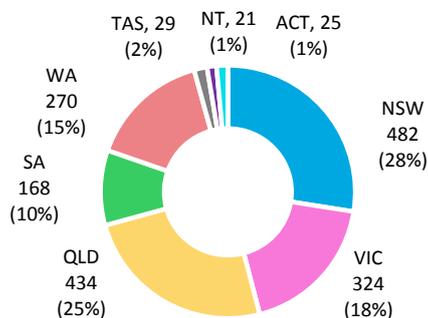
There is approximately 22.9 million sq.m of lettable shopping centre floorspace in Australia, of which an estimated 18.7 million or 82% is occupied by retail uses. New South Wales makes up approximately 30% of all shopping centre floorspace, whilst Tasmania, South Australia, Northern Territory and the Australian Capital Territory together make up only 12%. [Refer Table 3].

Victoria and Queensland have a significantly higher provision of Sub Regional centre floorspace than Regional centre floorspace. In New South Wales however, Regional and Sub Regional centres accommodate around the same floorspace.

For the year ending June 2014, total aggregated centre turnover was estimated at \$130.7 billion (inclusive of GST). The retail component of aggregated centre turnover was in the order of \$120 billion. The Regional centres share was around 27% of all centre turnover, Sub Regional centres 33%, Neighbourhood centres 32% and CBD centres 5%. [Refer Tables 5 and 6]

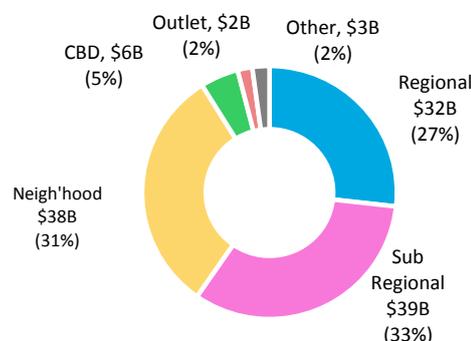
The distribution of shopping centres is further illustrated in the charts below, including the number of centres in each state/territory and retail turnover by centre type.

Shopping Centres by State/Territory



Source: PCA, Urbis

Retail Turnover (\$B) by Centre Type



It should be noted that the data reflected in this report has been compiled with reference to the Property Council of Australia's (PCA) *Shopping Centres Online* database and Urbis' proprietary databases. Together these data sources cover the vast majority of Regional and Sub Regional centres in Australia, although coverage of other centre classes is less likely to be 100% complete.

SCALE AND PERFORMANCE DATA

Table 1 - Shopping Centre Count, 2014

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Centre Type	NSW	VIC	QLD	SA	WA	TAS	NT	ACT	Total Australia (no.)	(%)
Regional	25	12	16	4	6	0	0	4	67	4%
Sub Regional	84	65	68	28	30	7	2	2	286	16%
Neighbourhood	302	197	270	107	181	17	14	16	1,104	63%
CBD	31	20	16	17	17	4	1	1	107	6%
Outlet	2	7	4	1	1	0	0	1	16	1%
Other	38	23	60	11	35	1	4	1	173	10%
Total Shopping Centres	482	324	434	168	270	29	21	25	1,753	100%
(%) of Australia	27%	18%	25%	10%	15%	2%	1%	1%	100%	

Source : PCA Shopping Centres Online; Urbis

Table 2 - Number of Specialty Shops, 2014

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Centre Type	NSW	VIC	QLD	SA	WA	TAS	NT	ACT	Total Australia (no.)	(%)
Regional	5,956	3,340	3,388	803	1,173	0	0	809	15,469	24%
Sub Regional	5,174	4,707	4,744	1,397	2,397	218	204	103	18,943	29%
Neighbourhood	5,754	3,276	5,033	1,604	3,373	223	266	287	19,815	30%
CBD	1,604	920	605	508	414	114	16	18	4,199	6%
Outlet	258	758	453	120	102	0	0	93	1,784	3%
Other	860	1,903	1,357	194	573	9	50	26	4,972	8%
Total Shopping Centres	19,606	14,904	15,580	4,626	8,032	563	536	1,336	65,183	100%
(%) of Australia	30%	23%	24%	7%	12%	1%	1%	2%	100%	

Note: To ensure consistency across data sets used, specialty shops include all shops of less than 400 sq.m, including all retail specialties as defined by the SCCA Sales Reporting Guidelines, as well as non-retail shops such as travel, post office, banks etc.

Source : PCA Shopping Centres Online; Urbis

Table 3 - Retail Floorspace (Sq.m '000), 2014

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Centre Type	NSW	VIC	QLD	SA	WA	TAS	NT	ACT	Total Australia ('000 sq.m)	(%)
Regional	1,787	1,033	1,076	276	350	0	0	282	4,805	26%
Sub Regional	1,749	1,609	1,508	507	757	98	59	40	6,327	34%
Neighbourhood	1,555	1,077	1,467	506	865	81	82	91	5,725	31%
CBD	252	169	147	127	117	12	2	1	827	4%
Outlet	59	178	95	27	21	0	0	35	415	2%
Other	155	134	199	25	93	1	13	6	626	3%
Total Shopping Centres	5,558	4,199	4,492	1,468	2,203	193	156	455	18,724	100%
(%) of Australia	30%	22%	24%	8%	12%	1%	1%	2%	100%	

Source : PCA Shopping Centres Online; Urbis

Table 4 - Total Shopping Centre Floorspace (Sq.m '000), 2014

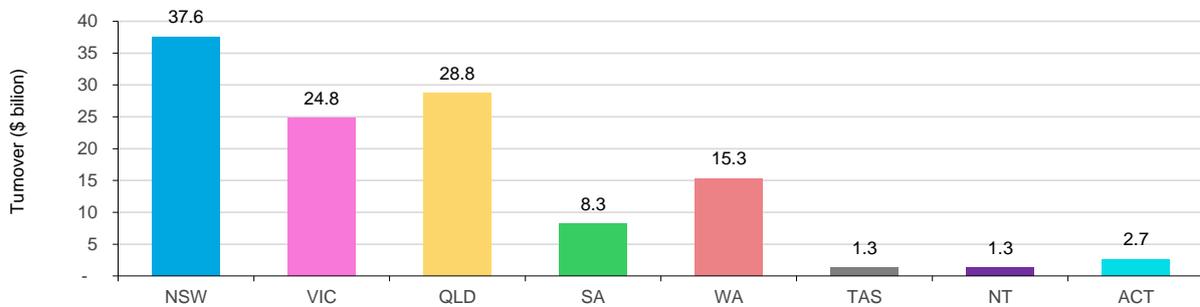
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Centre Type	NSW	VIC	QLD	SA	WA	TAS	NT	ACT	Total Australia ('000 sq.m)	(%)
Regional	2,130	1,270	1,264	358	416	0	0	329	5,767	25%
Sub Regional	1,996	1,866	1,793	623	853	107	71	46	7,356	32%
Neighbourhood	1,890	1,267	1,731	563	991	96	115	103	6,754	29%
CBD	612	342	208	209	149	15	9	1	1,546	7%
Outlet	66	209	116	30	21	0	0	45	488	2%
Other	260	245	351	34	121	1	13	10	1,035	5%
Total Shopping Centres	6,955	5,199	5,464	1,817	2,550	219	208	534	22,946	100%
(%) of Australia	30%	23%	24%	8%	11%	1%	1%	2%	100%	

Source : PCA Shopping Centres Online; Urbis

Chart 1 - Estimated Retail Turnover in Shopping Centres, 2014

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Source : PCA Shopping Centres Online; Urbis

Chart 2 - Estimated Total Shopping Centre Turnover, 2014

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Source : PCA Shopping Centres Online; Urbis

Definitions

For the purposes of this report, the following definitions are used:

- A **Shopping Centre** is defined as a major integrated retail centre under single management with at least 1,000 sq.m of lettable retail floorspace.
- **Gross Lettable Area (GLA)** is assessed according to the Property Council of Australia's 'Method of Measurement for Lettable Area' and includes the leased area of all tenants located at the centre, whether currently leased or not. The GLA includes storage, administrative and other ancillary areas that come within the walls of the tenant's floorspace, but excludes separate storage areas. Tenants with occupancy by way of land lease, such as freestanding pad sites, are included for GLA purposes using the building area as the basis for measurement.
- **Retail** refers to the Australian Bureau of Statistics (ABS) definition adopted for the purposes of the 1991/92 Retail and Services Census, with some minor exclusions. This definition includes Total Shopfront Retailing less garden supplies and marine equipment. Motor vehicle and related retailers are also excluded.
- **Total Shopping Centre** floorspace and turnover includes retail and non-retail uses.
- **Turnover** is sales including GST.
- A **Regional Shopping Centre** is defined as a major integrated retail centre under single management and based on either:
 - at least one department store or discount department store (DDS) of minimum 10,000 sq.m GLA, AND the centre contains total reporting GLA in excess of 25,000 sq.m;OR
 - three full line DDSs or equivalent each of minimum 5,000 sq.m GLA, AND the centre contains total reporting GLA in excess of 50,000 sq.m.
- A **Sub Regional Shopping Centre** is built around one or two major DDSs, one or more supermarkets, and includes specialty shops.
- A **Neighbourhood Centre** is usually less than 10,000 sq.m in size and comprises one or two supermarkets along with a collection of food and non-food specialty shops and services in the same centre under single management. For the purposes of this report, the Neighbourhood Centre category includes centres with:
 - at least one Food and Grocery anchor tenant of 400 sq.m or largerOR
 - only one DDS which is smaller than 4,000 sq.m
- **CBD Centres** are retail centres located in the central business districts of Australian capital cities. They may be either anchored by a major retailer (e.g. department store) or be a significant retail arcade in their own right. CBD centres are typically located within the retail core but may be positioned outside it (but still within the CBD).
- **Other Centres** include remaining shopping centre types that do not fall within the other classifications (i.e. markets, specialty centres with no anchors and located outside of CBDs, themed centres etc.).
- **Specialty Shops** include all shops of less than 400 sq.m, including all retail specialties as defined by the SCCA Sales Reporting Guidelines, as well as non-retail shops such as travel, post office.

Homemaker or large format retail centres are excluded from the benchmarks in this report.

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