

SHOP TALK

ISSUES AND NEWS AFFECTING THE AUSTRALIAN SHOPPING CENTRE INDUSTRY

THURSDAY 10 MARCH 2016

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SOUTH AUSTRALIAN GOVERNMENT RELEASES RETAIL AND COMMERCIAL LEASING GUIDE

South Australia's [newly appointed](#) Minister for Small Business, Martin Hamilton-Smith, recently [released](#) a [Retail and Commercial Leasing Guide](#). The Guide, prepared by the Office of the Small Business Commissioner, has principally been prepared for current and prospective tenants and deals with key elements of the *Retail and Commercial Leases Act*, including lease terms, rent, lease assignment, condition of the premises, relocation and demolition. The Shopping Centre Council, which supported the development of the Guide as a way to better inform prospective tenants about the SA leasing environment, provided feedback to the Small Business Commissioner at various points of the Guide's development. It is made clear that the Guide is not an alternative to seeking formal advice, with prospective tenants advised up front to "seek professional legal and financial advice" as part of considering entering into a lease. The Guide includes a series of simple 'tips' and a straight forward 'check list' of a lessee's and lessor's key responsibilities. Meanwhile, the review of the SA *Retail and Commercial Leases Act* is ongoing. The Shopping Centre Council lodged a comprehensive submission to the Act review in February 2015.

AFL GRAND FINAL PUBLIC HOLIDAY TO STAY DESPITE RESISTANCE FROM BUSINESS GROUPS

It has been reported that the Victorian Labor Government has committed to retaining the AFL Grand Final Friday public holiday for as long as it remains in power. Despite acknowledging the resistance from some business groups to retaining Victoria's 13th public holiday, the Minister for Small Business, Philip Dalidakis, has noted "there are no trading restrictions placed on the day so it is up to individual businesses owners and operators whether they choose to open or not". The Government has [detailed](#) that the holiday will fall on 30 September in 2016. The 2017 date has not been confirmed. The Shopping Centre Council provided feedback to the Government on the impact of the public holiday.

FIRST RETAIL TRADE FIGURES FOR 2016 INDICATE 4 PER CENT YEAR-ON-YEAR GROWTH

The recent ABS release of [Retail Trade data for January 2016](#) indicates that in both trend and seasonally adjusted terms, the overall month-on-month (m-o-m) estimate grew by 0.3 per cent. Similarly, both trend and seasonally adjusted retail turnover increased by 4 per cent year-on-year (y-o-y). The strongest growth m-o-m was recorded in 'Other' retailing (1.4 per cent), whilst y-o-y growth was strongest for 'Household goods' retailing (6 per cent). Both New South Wales (5.2 per cent) and Victoria (5 per cent) posted strong results, with Tasmania (1.5 per cent) the weakest state. All jurisdictions, with the exception of Queensland and Tasmania, recorded positive growth across all six ABS categories on a y-o-y basis.

WESTERN AUSTRALIAN GOV'T APPROVES EXTENDED TRADING FOR SOME 2016 HOLIDAYS

The Western Australian Government has approved extended trading for a number of public holidays throughout 2016. Major retailers will be able to trade between 8am and 6pm on Monday 28 March (Easter Monday), Monday 6 June (WA Day) and Monday 26 September (Queen's Birthday).

DEBATE STILL TO COMMENCE ON QUEENSLAND RETAIL SHOP LEASES AMENDMENT BILL

A [Bill](#) to amend the *Retail Shop Leases Act* was introduced into the Queensland Parliament in October 2015 ([Shop Talk 15/10/15](#)). The Bill implements the recommendations arising from a consultative review of the Act which was conducted during 2011-2013. The Bill was referred to a parliamentary committee for consideration and the committee has recommended that the Bill be passed ([Shop Talk 11/2/16](#)). Parliamentary debate on the Bill has been delayed, however, by drafting considerations arising out of the committee's report. The Queensland Parliament is due to sit for three days next week but then is not scheduled to sit again until 19 April.

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