



SHOP TALK

ISSUES AND NEWS AFFECTING THE AUSTRALIAN SHOPPING CENTRE INDUSTRY

SHOPPING CENTRE
COUNCIL OF AUSTRALIA

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[Archive](#)

QUEENSLAND INFRASTRUCTURE INTERIM REPORT LACKING IN DETAIL FOR RETAIL

Last week, Queensland Premier Anna Bligh released the [Interim Report into infrastructure charges reform](#), prepared by the Infrastructure Charges Taskforce established by the Premier in May this year ([Shop Talk 4/6/10](#)). The report outlines 14 recommendations for reform and has been released for targeted consultation until 15 December. A copy of our media release is available [here](#). A Final Report is due to the Government early next year, with a new infrastructure charges regime scheduled to commence for three years from 1 July 2011.

We welcome the Taskforce's investigations. Queensland infrastructure charges are astonishingly high, much higher than other states, and continuing to trend upwards. These charges have a direct impact on the viability and progress of major retail developments. While it is clear in the Interim Report that retail charges are 'on the agenda', it is light on detail when compared with residential charges. The critical issues which must be addressed in the next phase include out of control (and often non-negotiable) transport charges and conditions, 'double dipping' (i.e. a developer being charged but also being required to undertake the work at their cost), and transitional arrangements for projects with approvals but stalled because of the current charges regime.

On a related matter, the Premier this week announced a Building Revival Forum to be held on 8 February 2011 to discuss property sector challenges, with a focus on project financing. This is welcome, particularly the acknowledgement of the challenging construction environment, but the Government is mistaken if it believes that crippling infrastructure charges are not the headline issue facing commercial developments in Queensland.

WA GOVERNMENT DECIDES NOT TO PROCEED WITH FRANCHISING BILL

Western Australian Liberal MPs have sensibly decided against supporting a private member's Bill, introduced by a Liberal backbencher, which would have partially regulated franchising in that State ([Shop Talk 5/11/10](#)). The Shopping Centre Council [opposed](#) this Bill on several grounds, including the fact that the Bill would have been the first step in the unraveling of the national regulation of franchising. This would mean that inevitably franchising would face the same costs and inefficiencies that currently bedevil retail tenancy regulation, with eight separate pieces of legislation.

TRADING DAYS OVER THE CHRISTMAS-NEW YEAR PERIOD AROUND AUSTRALIA

Trading hours over Christmas-New Year have now been resolved around Australia. This [graph](#) shows the situation in all capital cities (regional areas can vary) and emphasises how disadvantaged consumers in Adelaide will be over this period, thanks to the strong influence of the Shop Assistants Union on the South Australian Government. For detailed trading hours around Australia over this period, please refer to the [document](#) prepared by the National Retail Association. This was prepared prior to the recent QIRC decisions ([Shop Talk 19/11/10](#)) so the position in Queensland must be read in conjunction with the outcome of these cases.

QUEENSLAND PROPERTY COUNCIL'S 2010 CENTRE DIRECTORY IS NOW AVAILABLE

The Property Council's Queensland 2010 Shopping Centre Directory is now available, with a range of useful information and data about all shopping centres in Queensland. Click [here](#) to purchase a copy.