



# SHOP TALK

ISSUES AND NEWS AFFECTING THE AUSTRALIAN SHOPPING CENTRE INDUSTRY

SHOPPING CENTRE  
COUNCIL OF AUSTRALIA

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[Archive](#)

## TAX BREAKS FOR GREEN BUILDINGS CONSULTATION PAPER OUT FOR COMMENT

The Federal Government has released the [Tax Breaks for Green Buildings Policy Consultation Paper](#) for comment by 18 February. The policy, part of the Government's 2010 election platform, outlines a proposal to provide building owners with a one-off bonus tax deduction of 50% of the cost of eligible energy reduction works. For shopping centres, eligible centres must be NABERS Retail 2 stars or lower – and be raised to at least 4 stars through the energy reduction works (NABERS applies to shopping centres 15,000m<sup>2</sup> or larger). The tax deduction cannot be accessed until the works are completed and verified via a final NABERS rating. The SCCA is preparing a submission on the scheme. The Government will seek to introduce legislation to enable the scheme to commence on 1 July 2011 (and scheduled to run until 30 June 2015).

## SHOPPING CENTRE DEVELOPERS SHOULD BE AWARE OF NEW NBN REQUIREMENTS

Shopping centre developers should be aware of the new National Broadband Network (NBN) requirements, specifically the [NBNCo's New Developments Policy](#), which commenced on 1 January 2011. The principal requirement is that developers of "broadacre" and "infill" sites (both, as defined by the NBNCo, include 100 or more "premises" – which we have been advised includes retail tenancies), within the NBNCo's "long-term fibre-footprint", must provide (and meet the cost of) trenching and ducting to be "fibre ready", in accordance with the NBNCo's specifications. This could also apply to smaller centres within a master-planned residential development with 100 or more lots. The NBNCo will cover the cost of fibre infrastructure. We encourage people to call the NBNCo's Developers Hotline on 1800 881 816 for specific queries.

## TRADING HOURS LIBERALISATION IS ABOUT CHOICE, NOT ABOUT COMPULSION

There has been silly commentary in Perth as a result of Myer's decision not to open the additional mid-week trading hours (6pm until 9pm) which are now permitted by law ([Shop Talk 1/10/10](#)). Claims have been made that the new laws are a "failure" or that it proves they were unnecessary. These claims ignore the fact that many retailers, including the major supermarket chains, are gladly trading the additional hours. Liberalised trading hours are about freedom of choice; they are not about compulsion. They provide an opportunity for retailers, if they believe there is an opportunity to trade profitably, to be free to do so. The laws are not meant to force retailers to trade if they don't believe it is economic to do so. The Shopping Centre Council has always argued, based on the experience of other States, that extended mid-week trading hours will always be mainly of benefit to convenience retailers, particularly supermarkets. Sunday trading is the vital reform for discretionary retailers, such as Myer. It is on the Sundays that families, in particular, free from the time pressures and commitments during the week, can make considered purchases, jointly and at leisure.

## WORLD RETAIL CONGRESS ASIA PACIFIC IN HONG KONG NEXT MONTH

The 2011 World Retail Congress Asia Pacific will be held in Hong Kong on 7-8 March. Click [here](#) for the full program of events and [here](#) to register.

## REMINDER OF PCA RETAIL OUTLOOK 2011 SERIES IN MELBOURNE AND SYDNEY

Don't forget the PCA's 2011 Retail Outlook series later this month. Click [here](#) to register for the Melbourne event on 10 February and [here](#) for the breakfast in Sydney on 16 February.