

SHOP TALK

ISSUES AND NEWS AFFECTING THE AUSTRALIAN SHOPPING CENTRE INDUSTRY

FRIDAY 11 AUGUST 2017

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SA PROGRESSES WITH REAL ESTATE LICENSING REFORMS FOR LARGE COMMERCIAL OWNERS

Congratulations to the South Australian Government. This week, as part of the [Simplify Day](#) (red tape removal) initiative, the Government [announced](#) and [gazetted](#) reforms to real estate licensing which mean that large, sophisticated commercial property companies will not require a real estate license for key activities. The intention to progress with this reform was announced in November 2016 ([Shop Talk 18/11/16](#)). In practical terms, this means that staff of groups such as AMP Capital, Mirvac, Scentre Group, Stockland or Vicinity Centres won't be required to hold a real estate license, or undertake relevant training, in order to 'protect' their own employer where certain activities are done in a related-entity environment. Similarly, they won't need a real estate license to 'protect' a joint-venture partner, such as ISPT, which has a property portfolio of over \$10 billion. These relatively large, sophisticated property owners and investors do not want or need the protection of the *Land Agents Act*. These companies fully understand the risks involved in commercial activities and transactions and have the capacity to protect themselves. These changes commence on 1 November 2017. This follows similar reforms in Queensland which commenced on 1 December 2014 ([Shop Talk 26/11/14](#)) and reforms which commenced in NSW in August 2016 ([Shop Talk 4/8/16](#)). This decision further leaves Victoria as a laggard state on this area of policy, following their decision in May 2015 to reverse a previous reform decision ([Shop Talk 28/5/15](#)).

PC INQUIRY: GST COLLECTION MODEL FOR IMPORTED GOODS RELEASED FOR COMMENT

The Productivity Commission's [Discussion Paper](#) for its inquiry into models for collecting GST on low value imported goods has been released ([Shop Talk 7/7/17](#)). The Paper considers various collection models and asks respondents to consider each model's effectiveness in terms of compliance and cost. Submissions close on 30 August 2017. The Commission is required to report by 31 October to provide sufficient time to reach clarity with regard to enabling legislation which has already passed the Federal Parliament ([Shop Talk 23/6/17](#)).

NSW FIRE AND EMERGENCY SERVICES LEVY PARLIAMENTARY COMMITTEE INQUIRY

A NSW Parliamentary Committee inquiry into the now-deferred property-based Fire and Emergency Services Levy (FESL) has been established. The FESL, which was due to commence on 1 July 2017, was deferred by the NSW Premier, Gladys Berejiklian and NSW Treasurer, Dominic Perrottet to allow for further review and consultation on the levy ([Shop Talk 2/6/17](#)). The [Terms of Reference](#) direct the Committee to report on the funding of fire and emergency services, including the "policy process and financial modelling" behind the *Fire and Emergency Services Levy Act 2017* and "alternative models for ensuring that fire and emergency services are fully funded in a fair and equitable manner". The Committee Chair, Shooters, Fishers and Farmers Party representative Robert Borsak, noted in an accompanying [media release](#) that "any system must be fair and in the best interests of the community, our emergency services and other stakeholders". The submission period for the inquiry closes on 26 November 2017. At this stage, no further information has been provided as to the approach the Government will take in terms of reviewing or amending the FESL, or how stakeholders will be engaged in the process. In related media coverage, Mr Borsak is reported as saying "we just need the government to give us some detailed explanations on this levy...This inquiry is just trying to determine what is going on". The earliest a new levy could be implemented is 1 July 2019.

ANOTHER RECORD YEAR FOR SCCA MARKETING AWARD NOMINATIONS!

Thank you to SCCA and non-SCCA members for the 192 entries to this year's [SCCA Marketing Awards!](#) This is a record number of nominations, and a solid increase from last year's previous record of 172 nominations. The extensive judging process will now commence, with finalists to be announced in early September. The awards will be presented at the Awards Gala Dinner at Doltone House, Jones Bay Wharf, Sydney on Wednesday 25 October 2017. Tickets for the Gala Dinner are now available for purchase [here](#).

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