



# SHOP TALK

ISSUES AND NEWS AFFECTING THE AUSTRALIAN SHOPPING CENTRE INDUSTRY

SHOPPING CENTRE  
COUNCIL OF AUSTRALIA

Friday 30 July 2010

[Archive](#)

## LABOR PARTY PLEDGES TAX DEDUCTIONS FOR ENERGY EFFICIENT BUILDINGS

Prime Minister Julia Gillard [announced](#) this week that if the Labor Party is re-elected on 21 August, it will implement a 'Tax Break for Green Buildings' policy which would provide a one-off 50 per cent bonus tax deduction for the cost of the capital works for green building upgrades. Labor will also extend the existing Green Building Fund (for office buildings) to shopping centres. This is a welcome step to provide incentives for shopping centre owners to invest in green building retrofits, especially with the recent commencement of NABERS Retail ([Shop Talk 11/6/10](#)).

## PROGRESS ON THE PROPOSED MOVE TO SITE VALUATIONS IN QUEENSLAND

As part of the resolution of the dispute over land valuations in Queensland earlier this year ([Shop Talk 12/3/10](#)) the Government insisted on a move from unimproved valuations to site valuations, in keeping with the practice in other States. The Government has received a report from its consultant, Pricewaterhouse Coopers, on the necessary amendments to the *Valuation of Land Act* to achieve this change and the amending legislation is now being drafted. It is the Government's intention to introduce this Bill in September. Of particular concern are the transition arrangements necessary to ensure that properties which involve substantial site works are not hit with a sudden increase in land tax and council rates as a result of the uplift in land value which will result from the valuation of the land on a site improved basis. The Shopping Centre Council and the Property Council are in discussions with the Government over how best to transition this change in a way which will not impede development and will not result in a windfall gain in land taxation, which the Premier has assured industry is not the Government's desire or intention.

## NSW RELEASES PLANNING POLICY TO REDUCE COMPETITION CONCERNS

NSW Planning Minister Tony Kelly has [released](#) a draft [State Environmental Planning Policy \(Competition\) 2010](#) for comment. The draft SEPP follows the release in April of the report [Promoting Economic Growth and Competition in the Planning System](#) ([Shop Talk 23/4/10](#)). The Competition SEPP contains three major proposals. First, the commercial viability of a proposed development may not be taken into consideration by a consent authority, when determining development applications. Second, the likely impact of a proposed development on the commercial viability of other individual businesses may also not be considered. Third, any restrictions in local planning instruments on the number of a particular type of businesses, or the distance between businesses, will be invalid. Submissions close on 26 August.

## NRA 'YOUNG RETAILER OF THE YEAR' AWARDS HELD IN SYDNEY THIS WEEK

Congratulations to David McPherson of Kmart, Centro Bankstown, who won the National Retail Association 2010 Young Retailer of the Year at a ceremony in Sydney this week. Congratulations also to the runner up, Kaylee Albronda of Myer Docklands, and to the other impressive [finalists](#) in this year's awards. The Shopping Centre Council is a sponsor of these awards.

## NEW ZEALAND 2010 SHOPPING CENTRE DIRECTORY AND 2009 BENCHMARKS

The Property Council of New Zealand has released its 2010 Shopping Centre Directory which is available [here](#), and the 2009 Operating Expenses Benchmark, detailing operating expenses for offices and shopping centres, available [here](#) or by emailing [gabrielas@propertynz.co.nz](mailto:gabrielas@propertynz.co.nz).