



SHOP TALK

ISSUES AND NEWS AFFECTING THE AUSTRALIAN SHOPPING CENTRE INDUSTRY

SHOPPING CENTRE
COUNCIL OF AUSTRALIA

Thursday 30 June 2011

[Archive](#)

ASSOCIATE PROFESSOR FRANK ZUMBO SLOPPY WITH INDUSTRY FACTS

We long ago gave up expecting objectivity from Associate Professor Frank Zumbo, of the University of NSW, on the subject of retail tenancy matters. We should, however, expect factual accuracy. In a recent article in *The Canberra Times* Zumbo wrote that "major shopping centres, such as those operated by Westfield have been increasing their market dominance to the point that they now can push up rents at will". He also claimed "we have a shopping centre market dominated by major landlords" and referred to the "highly concentrated" (in terms of ownership) shopping centre market. Now for some facts, which Zumbo ignores. Only around 35% of retail shops in Australia are located in all shopping centres and these comprise only 38% of total retail space. 'Regional' shopping centres (i.e. those to which Zumbo refers) comprise only 6% of all shopping centres and contain only around 7% of all retail shops. There are also 15 owners of regional shopping centres in Australia; at least 100 owners of sub-regional shopping centres; and at least 500 owners of neighbourhood shopping centres. That's some concentration of ownership! That's some sloppy analysis from an academic!

TICKETS FOR THE NRA YOUNG RETAILER OF THE YEAR LUNCHEON NOW AVAILABLE

The National Retail Association *Young Retailer of the Year* will be announced at a luncheon in Sydney on Wednesday 27 July. Click [here](#) for details and to book for the luncheon.

WESTFIELD LONDON RECOGNISED IN ICSC EUROPEAN SHOPPING CENTRE AWARDS

Congratulations to Westfield London which won the Very Large New Development category in the International Council of Shopping Centers [2011 European Shopping Centre Awards](#).

WA STANDING COMMITTEE RECOMMENDS AGAINST STATE FRANCHISING BILL

A Standing Committee of the Western Australian Parliament has [recommended](#) against the passage of the [Franchising Bill 2010](#), which would have introduced state regulation of franchising for the first time ([Shop Talk 27/1/11](#)). The Committee was inquiring into a private members' Bill which had been introduced into the WA Parliament by a Government backbencher, Peter Abetz MP. Among a number of findings, the Committee found that "franchising is most appropriately and usefully regulated at the commonwealth level, as most franchise systems operate across multiple state jurisdictions". It also found that "incidences of misconduct in the franchising industry are serious; but not widespread".

NSW REPEALS PART 3A, JRPP CHANGES: NEW REGIME MAJOR RETAIL PROJECTS

The NSW Parliament has passed the [Environmental Planning and Assessment Amendment \(Part 3A Repeal\) Bill 2011](#) to repeal Part 3A of the planning legislation. The main impact, in conjunction with an amendment to the [Major Development SEPP](#) and other [transitional arrangements](#) announced on 13 May, is that major retail projects valued at over \$100 million will no longer be assessed by the Government. All retail projects will be assessed at the local government level. Another significant change is that retail projects valued over \$20 million (previously \$10 million) will be assessed by Joint Regional Planning Panels (JRPPs) and the Chairperson for JRPPs will now be appointed in consultation with the local government sector. This latter point is a cause for concern, given that this raises the potential for local politics and NIMBYism to more heavily influence the assessment of retail projects, rather than projects being assessed on their planning merits. It is to be hoped that JRPPs will be required to comply with strict timeframes.