



SHOP TALK

ISSUES AND NEWS AFFECTING THE AUSTRALIAN SHOPPING CENTRE INDUSTRY

SHOPPING CENTRE
COUNCIL OF AUSTRALIA

Thursday 15 September 2011

[Archive](#)

VICTORIAN REVIEW OF CAR PARKING SEEKS TO HALVE RETAIL PARKING RATES

The Victorian Government is [reviewing](#) its car parking rates and provisions under the Victorian Planning Provisions (VPPs), with a view to reducing parking rates for shopping centres across all locations and zones. Currently the standard rate for new retail developments and expansions is 8 spaces per 100m² of leasable area, which is stated in a background report to be considered "excessive". The proposed changes will halve this rate to 3.5 spaces per 100m² in business and activity centre zones, and 4 spaces in any other zone. The new requirements, if approved, will be included in the VPPs and planning schemes. Submissions are due by 7 October 2011.

AN EXPLOSION IN RETAIL TENANCY REGULATION IN VICTORIA

Max Cameron, Partner at Minter Ellison, Melbourne, gave figures at a seminar this week of the explosion in retail tenancy regulation in Victoria. The original *Retail Tenancies Act*, in 1986, contained 26 sections and was 37 pages. The *Retail Tenancies Reform Act*, in 1998, contained 52 sections and was 50 pages. The *Retail Leases Act*, in 2003, has 121 sections and 128 pages. This near quintupling of regulation occurred in less than two decades. This again demonstrates the absurdity of the Franchise Council of Australia's so-called 'retail tenancy code of practice', which is apparently to be 'launched' next month, and is intended to add to this volume of regulation ([Shop Talk 4/8/11](#)).

YASMIN KING APPOINTED AS REGISTRAR OF RETAIL LEASE DISPUTES IN NSW

The NSW Small Business Commissioner, Yasmin King, ([Shop Talk 7/7/11](#)) has now also been appointed Registrar of Retail Lease Disputes, outlined in section 65 of the NSW [Retail Leases Act](#).

NSW GOVERNMENT ANNOUNCES REVIEW OF THE RETAIL TRADING ACT

The NSW Government has announced a review of the shop trading provisions of the [Retail Trading Act 2008](#) and has released a [Discussion Paper](#). The terms of reference of the review focus on the complexity of the current regulatory scheme, as well as considering a reduction in the current number of restricted trading days under section 4 of the Act (although excluding any reduction in the current number of public holidays). The review will also consider the process under which the Director-General can consider exempting shops from trading restrictions. Submissions are due by 24 October. The review is welcome and follows the Productivity Commission's Draft Report which recommends complete deregulation of trading hours around Australia ([Shop Talk 4/8/11](#)). It is anomalous that NSW, for so long the pioneer of liberalised trading hours among the states, now has [fewer trading days](#) than Victoria and Tasmania.

PCA LEASING FUNDAMENTALS COURSE IN MELBOURNE AND IN SYDNEY

The Property Council is holding a two-day course on Leasing Fundamentals in Melbourne from 15 November and Sydney from 17 November. This will also benefit those involved in shopping centre management and leasing. Click [here](#) to register for Melbourne and [here](#) for Sydney.

PCA QUEENSLAND RETAIL PROPERTY AWARDS DINNER IN BRISBANE 7 OCTOBER

The Property Council, Queensland's *Retail Property of the Year Awards* recognises exceptional performance in sustainability, marketing, design and presentation. Click [here](#) for booking details for the awards dinner on 7 October at the Hilton Hotel Brisbane or email: awilliams@propertyoz.com.au.