



SHOP TALK

ISSUES AND NEWS AFFECTING THE AUSTRALIAN SHOPPING CENTRE INDUSTRY

SHOPPING CENTRE
COUNCIL OF AUSTRALIA

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[Archive](#)

WA GOVT ANNOUNCES LEGISLATION FOR SUNDAY TRADING FOR PERTH

The West Australian Government this week [announced](#) details of the legislation to permit Sunday trading (from 11am to 5pm) throughout the entire Perth metropolitan area. This follows the announcement by the Leader of the Opposition that the Labor Party would drop its long-standing opposition to Sunday trading ([Shop Talk 2/2/12](#)). If Labor sticks to its new policy, there will be majority support in both Houses of the WA Parliament for the legislation. The proposed legislation will also abolish the discriminatory and unfair 'special trading precincts' ([Shop Talk 18/6/10](#) & [24/9/10](#)), which permitted Sunday trading in selected geographic areas. The legislation will also permit the Minister to allow trading on all public holidays, except Christmas Day, Good Friday and Anzac Day. Although the [Retail Trading Hours Act](#) is limited in application to the Perth metropolitan area, the Minister has the power to allow Sunday trading in regional areas if councils apply for permission. (More than 20 regional areas of WA have already done so.) It is likely that surrounding councils will quickly seek to apply once Perth is trading on Sundays. The Premier has stated, if the legislation is passed, that he expects Sunday trading will begin in August.

PROPERTY COUNCIL COURSE ON THE RETAIL SHOP LEASES ACT IN TOWNSVILLE

A half-day course on obligations of the Queensland *Retail Shop Leases Act* will be held in Townsville on 2 March. Click [here](#) for details and to register.

LATEST EDITION OF INSIDE RETAIL MAGAZINE IS NOW AVAILABLE

The February/March issue of *Inside Retail Magazine* is now available, and contains a useful article for retailers on retail lease negotiation and management. Click [here](#) subscribe.

COUNCIL RATE INCREASES SINGLE OUT LOCAL SHOPPING CENTRES

The City of Tea Tree Gully in Adelaide this week approved a [substantial rate increase](#) for its local shopping centres, which include Westfield Tea Tree Plaza. The 20% increase, which means an additional \$330,000 in rates for Westfield Tea Tree Plaza alone, will commence on 1 July 2012 and will increase to 40% from 2013 and 50% from 2014. While this staged increase is preferable to the Council's original proposal for an immediate 50% increase, it is still unjustified and discriminatory and will damage all local shopping centre owners and their retailers. Our views were clearly outlined in our [submissions](#) to Council. A \$330,000 increase across around 250 or so retailers is a substantial cost burden which will be magnified by the \$800,000 increase in two years' time. This increase is another example of state governments failing to reign in renegade councils. Similar discriminatory increases have occurred in WA, Queensland and NSW. These rate increases are often justified on alleged 'capacity to pay' grounds and are unrelated to council services provided. This is poor public and taxation policy and is simply a selective gouging of shopping centre owners and retailers who comprise a low voting base and, hence, are unable to hold local councillors to account. These rate increases are in addition to other operating cost pressures, such as water, electricity, land tax and, more recently, the cleaning union's Clean Start campaign ([Shop Talk 14/2/12](#)). Unfortunately, while some retailer associations are constantly in the media about rents, they rarely join the fight against such operating cost increases, many of which are ultimately borne by retailers and their customers.

REMINDER OF THE ICSC RECON GLOBAL RETAIL CONVENTION IN LAS VEGAS

The International Council of Shopping Centers holds its ICSC RECon in Las Vegas on 20-23 May 2012. Click [here](#) for the full program and [here](#) to register.