



SHOP TALK

ISSUES AND NEWS AFFECTING THE AUSTRALIAN SHOPPING CENTRE INDUSTRY

SHOPPING CENTRE
COUNCIL OF AUSTRALIA

Thursday 7 June 2012

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NEW REGISTRATIONS REQUIRED FOR ENERGY ON-SELLING BY 1 JULY 2012

As part of the National Energy Customer Framework (NECF), which commences on 1 July 2012, a new energy on-selling regime will begin and requires shopping centre owners or their agents to register for an [on-selling exemption](#) with the Australian Energy Regulator (AER) (part of the ACCC). There are also new requirements for [network exemptions](#), which commenced on 1 January 2012. The new regime is part of a COAG reform which aims to streamline energy regulation and achieve an efficient national market, including consumer protection. State governments have been introducing legislation to give effect to the NECF, with South Australia as the lead state. (The NECF will not apply, however, in Western Australia or the Northern Territory.) NSW recently introduced its [Bill](#) into Parliament and this is currently before the Legislative Council. The Queensland Government is still to introduce its Bill into Parliament. The AER finalised its network and on-selling exemption guidelines late last year ([Shop Talk 16/2/12](#)) following consultation with industry throughout 2010-11. Shopping centre owners, or their agents, should ensure they are registered with the AER as part of the new framework in order to be exempt from requiring an electricity retailer authorisation. Currently such exemptions (whether deemed or registered) are regulated and administered by state governments (such as DEEDI in Queensland).

MINISTER ANNOUNCES NEW VICTORIAN DEVELOPMENT CHARGES REGIME

Victorian Planning Minister Matthew Guy recently [announced](#) a new development contributions regime, to include a new levy for different areas (such as greenfield, infill, etc.). The Shopping Centre Council is seeking involvement in the Minister's Advisory Committee, which is developing the new framework.

SAFE WORK AUSTRALIA REVIEWS TRAFFIC MANAGEMENT IN SHOPPING CENTRES

Safe Work Australia is seeking comments on its [Draft Code of Practice on Traffic Management in Workplaces](#) and an accompanying document, [Draft Guide Traffic Management: Shopping Centres](#). Submissions on both are due by 22 June. Details of how to make a submission are available [here](#) or [email](#) comments to the Shopping Centre Council.

GREEN STREET PREDICTS 10% OF US MALLS WILL DISAPPEAR IN A DECADE

Green Street Advisors, a leading USA REIT research firm, has [predicted](#) that 10% of large enclosed malls in the USA will be bulldozed or converted into other uses over the next decade. This is the flip side of the much more liberal land use planning laws in some American States, laws often praised in Australia. Advocates of such liberal planning laws point to the additional retail space in the US – roughly double the amount of space per capita as in Australia – and the lower rents which result from this greater supply of space for lease. However we rarely hear of the whole picture, such the significant misallocation of capital and the urban blight which occurs when demand for retail space turns down – as it has over the last few years in the USA. Indeed economists refer to such outcomes as 'externalities' since these factors are not taken into consideration in the classic supply and demand model. The human cost, however, is substantial.

ICSC DOCUMENTARIES ON SHOPPING CENTRES IN HONG KONG AND SINGAPORE

[SCT \(Shopping Centers Today\)](#), the International Council of Shopping Centers' journal, commissioned [Michael Baker](#) to prepare mini-documentaries on prominent shopping centres throughout Asia. Click [here](#) to view Hong Kong and [here](#) for Singapore.