



SHOP TALK

ISSUES AND NEWS AFFECTING THE AUSTRALIAN SHOPPING CENTRE INDUSTRY

SHOPPING CENTRE
COUNCIL OF AUSTRALIA

Thursday 11 October 2012

[Previous Editions](#)

SCCA SUBMISSION ON NSW EMERGENCY SERVICES LEVY DISCUSSION PAPER

The Shopping Centre Council lodged a [submission](#) in response to the NSW Government's [Emergency Services Levy Discussion Paper](#), which proposes a transition from the current insurance-based levy to a property-based levy. This is similar, in principle, to the current transition to a property-based levy in Victoria ([Shop Talk 30/8/2012](#)). We have also argued that shopping centres, particularly as low risk and insured properties, should not have to pay more than their current contributions through insurance premiums. Unfortunately, modeling based on indicative rates (applied to unimproved land value) in the Discussion Paper suggests that some of our member's shopping centres could see increases of up to around 500% on their current contributions. We believe this would be highly inequitable, and that the Government needs to lower the proposed rates and ensure that risk-based adjustments and/or a maximum 'cap' forms part of the final scheme. We have also argued for the need for the state's 4.9 million registered motor vehicles to be included in the levy base. Based on the proportion of call-outs for emergency services (17%), we believe that a flat fee of \$30 per vehicle would raise a fair contribution. Even if passenger vehicles were excluded, a flat fee of \$170 per commercial vehicle could be applied. The inclusion of motor vehicles in the levy base would be more equitable and would also ensure that real property pays a lower burden towards emergency services funding.

PROPERTY COUNCIL SA HOSTS RETAIL PROPERTY AWARDS ON 17 NOVEMBER

The Property Council, South Australia, will celebrate its [2012 Retail Property Awards](#) with a gala dinner, 'A Touch of Las Vegas', on Saturday 17 November. This event honours outstanding achievers in retail property throughout South Australia. Click [here](#) to view the brochure and [here](#) to order tickets.

REIA SURVEY GIVES MISLEADING VIEW OF PUBLIC OPINION ON NATIONAL LICENSING

The Real Estate Institute (REIA) has released a [survey](#) purporting to show public support for its demands to impose additional costs on the industry ([Shop Talk 27/9/12](#) & [18/9/12](#)). The REIA claims 48% support diploma qualifications for real estate agents, while only 36% support the proposed Certificate IV. Are we seriously meant to believe ordinary Australians understand the difference? The question includes the loaded comment: "The Government is proposing that all states should have the *lower* certificate level qualification." Having subtly planted in respondents' minds the idea that Certificate IV is an inferior qualification, it's not surprising the REIA got the result it hoped for. If the question had instead said, correctly – "The Government is proposing all states have the same level of qualification currently required in NSW, Queensland and Victoria, where nearly 80% of real estate agents practice" – there would have been a very different result. Similarly, in claiming 82% support for its demand for compulsory continuing professional development, the survey question makes no mention of the fact that Queensland, Victoria and SA have never imposed such a costly requirement yet real estate agents in these States are not inferior to their interstate colleagues. Again, if the question had said, correctly – "This will add \$40 million to real estate agents' costs which is likely to end up being paid by property owners" – a different result would follow. The survey's question about removing licensing for commercial property work is similarly flawed. This survey is not a sensible contribution to public debate on this issue.

PROPERTY COUNCIL NEW ZEALAND RELEASES 2011 OPERATING BENCHMARKS

The Property Council, New Zealand, has released its latest edition of *Shopping Centre Operating Expenses Benchmarks*. Purchase online [here](#) or email [this form](mailto:gabrielas@propertynz.co.nz) to gabrielas@propertynz.co.nz.