



SHOP TALK

ISSUES AND NEWS AFFECTING THE AUSTRALIAN SHOPPING CENTRE INDUSTRY

SHOPPING CENTRE
COUNCIL OF AUSTRALIA

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REMOVAL OF COSTLY AND UNNECESSARY REAL ESTATE LICENSING RED TAPE

The Shopping Centre Council has lodged a [submission](#) on the [Regulation Impact Statement](#) for the proposed national licensing scheme for real estate agents. By an accident of history, not because of any deliberate public policy decision, shopping centre managers and leasing executives are required to obtain and hold real estate licenses. This is despite the fact that the real estate license teaches them absolutely nothing about how to manage or lease a shopping centre. Licenses are even required when the manager (agent) managing the shopping centre is actually a related corporate entity to the owner of the shopping centre. The law says the state has to protect the property owner against its own management arm! We have calculated that this unnecessary regulation is currently costing SCCA members \$3.62 million a year. A reasonable estimation of the cost to the commercial property industry is at least \$12 million a year (since this absurd regulation affects office and industrial property as well). This annual cost is well in excess of the cost estimate of \$2.37 million in the RIS. We have supported the recommendation that real estate licensing no longer be required for non-residential agency work. We have also argued, if this does not proceed, there is an exemption from licensing for 'related entities' and an exemption from licensing for those agents managing on behalf of 'sophisticated property owners', just as the *Corporations Act* recognises 'sophisticated investors' don't require protections.

MARK BRENNAN APPOINTED AUSTRALIAN SMALL BUSINESS COMMISSIONER

Congratulations to [Mark Brennan](#) who has been [appointed](#) as the inaugural Australian Small Business Commissioner. Mark was also the inaugural Victorian Small Business Commissioner, from 2003 until 2010, and won respect from all parties for the way in which he performed that role.

'WINTERGARDEN' TOP WINNER IN 2012 PCA QUEENSLAND RETAIL PROPERTY AWARDS

Congratulations to the ISPT-owned, and Jones Lang LaSalle-managed, Wintergarden, which was named the *2012 Queensland Retail Property of the Year* in the Property Council of Australia Retail Property Awards in Brisbane last Friday. Congratulations also to Mirvac's Orion Springfield, which was runner up. Congratulations also to Steve Bridges, Managing Director, Retail First, who won the President's Award for his long and valuable contribution to the shopping centre industry. The Shopping Centre Council was a sponsor of these awards. Click [here](#) to view all the winners and runners up.

LATEST EDITION OF SHOPPING CENTRE NEWS MAGAZINE IS OUT NOW

The latest edition of *SCN* ([Shopping Centre News](#)) is now available. This is the 'Mini Guns' edition with comparative listings of centres between 6,000 m² and 20,000 m² GLA. This edition also includes an update on the looming fire services levy on shopping centres in Victoria and NSW and all winners of the 2012 SCN Marketing Awards. For subscriptions phone (02) 9555 7494 or email: subscriptions@shoppingcentrenews.com.au.

LIMITED SPACES AVAILABLE FOR RETAIL SPOTLIGHT AT THE PROPERTY CONGRESS

There are still some places available at the Retail Spotlight session, on Friday 2 November, at [THE PROPERTY CONGRESS](#). The Retail Spotlight will discuss consumer spending; trends in lease negotiations; local and international innovations; and the future transformations of communities through retail. Speakers include Steven Sewell (Centro), John Schroder (Stockland), Hilton Seskin (Next Athleisure), and Ian Shimmin (Urbis). Registration for the *Retail Spotlight* is only \$695. Click [here](#) for further details and [here](#) to register for THE PROPERTY CONGRESS and/or Retail Spotlight.