



# SHOP TALK

ISSUES AND NEWS AFFECTING THE AUSTRALIAN SHOPPING CENTRE INDUSTRY

SHOPPING CENTRE  
COUNCIL OF AUSTRALIA

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## VICTORIAN WORKING PARTY EXAMINES THE NEED FOR A RETAIL LEASE REGISTER

The Victorian Government has established a working party to examine "whether or not the introduction of a retail leases register is feasible in Victoria and, if so, recommend a preferred implementation option". This might seem a simple matter given that in NSW and Queensland leases are generally registered with the relevant land titles office and, once registered, are available for inspection by whomever is willing to pay a search fee. But lease registration in these States is not done for the purpose of making lease information public. Lease registration in NSW and Queensland is necessary to ensure the owner and tenant are protected against having their interest in the property nullified or voided by an unregistered interest. The availability of lease information in these States is therefore a *byproduct* of lease registration, not the *reason* for registration. This is not the case in Victoria (or in the other States) because specific provisions of the Victorian *Transfer of Land Act* eliminate the need for registration in order to ensure indefeasibility of title.

Establishing lease registration, or setting up any form of register of relevant lease details, is a costly exercise. It is unlikely that governments will allocate taxpayers' money simply to make lease information public. Given that lease registration is not necessary for legal reasons in Victoria, and given that lessors won't be the beneficiaries of lease information being made public, it would be grossly unfair if this was expected to be a cost on landlords or even a cost to be shared by landlords. Victorian landlords have already had a taste of being made to pay around \$1 million a year for the useless section 25 of the Victorian *Retail Leases Act*, now happily repealed ([Shop Talk 13/9/12](#) & [22/11/12](#)). A fuller discussion of this issue of a lease register is included in the latest edition of *SCN (Shopping Centre News)* ([Shop Talk 6/6/13](#)).

## AUSTRALIAN CENTRE FOR RETAIL STUDIES SEMINARS IN SYDNEY AND MELBOURNE

The Australian Centre for Retail Studies will present next month its 2013 Retail Thought Leadership seminars – *Loyalty Beyond the Card* – exploring customer expectations from loyalty cards and global best practice. This is particularly of interest to marketing professionals. Click [here](#) for more detail on seminars in Sydney on 2 July and Melbourne on 3 July. Click [here](#) to register online.

## LATEST EDITION OF INSIDE RETAIL MAGAZINE IS NOW AVAILABLE

The [June/July](#) edition of Inside Retail Magazine is now available. This edition includes a feature on Stockland's Hervey Bay and Shellharbour developments; the annual top 50 franchises list; and a look inside Williams-Sonoma's first Australian stores. Subscriptions (\$59.95 a year) are available at: [subs@octomedia.com.au](mailto:subs@octomedia.com.au) or (02) 9901 1800.

## PROPERTY COUNCIL NSW WILL HOLD A RETAIL FORUM IN SYDNEY ON 31 JULY

The PCA, NSW, is running a [Retail ½ Day Forum](#), sponsored by The Buchan Group, at the Crystal Ballroom, Luna Park in Sydney on Wednesday 31 July. Speakers will include Guy Russo (MD Kmart), Nora Farren (Research Director Colliers), Suzee Brain (Brain & Poulter), Phil Schoutrop (The Buchan Group) and Andrew McLennan (Analyst CBA). Online registrations can be made [here](#).

## ICSC'S 'WINNING SHOPPING CENTER DESIGNS' AVAILABLE FOR PURCHASE

The ICSC has published *Winning Shopping Center Designs* which presents the recent winners and finalists of the *VIVA Best of the Best* and *Best Sustainable Design* awards ([Shop Talk 30/5/13](#)). This is available for purchase [here](#).