



SHOP TALK

ISSUES AND NEWS AFFECTING THE AUSTRALIAN SHOPPING CENTRE INDUSTRY

SHOPPING CENTRE
COUNCIL OF AUSTRALIA

Thursday 4 July 2013

[Previous Editions](#)

SHOPPING CENTRE COUNCIL SUBMISSION ON NSW LOCAL GOVERNMENT REFORM

The Shopping Centre Council has lodged a submission on the [Independent Local Government Review Panel's](#) third [consultation paper](#) into local government reform, as part of the review process which commenced in July 2012 ([Shop Talk 23/05/13](#)). One of the critical issues raised in the paper, on which we have focused, is the suggestion that rates could be based on Capital Improved Value (CIV), as opposed to the current unimproved land valuation basis, to supposedly better reflect the 'capacity to pay'. We believe that the detailed aspects of the rating framework have once again been overlooked by the Panel, particularly to ensure safeguards against rate gouging of commercial property such as shopping centres. We have pointed out that a shift to CIV would be inequitable as it taxes properties with higher valued improvements and investment. The only finding (among 29 recommendations) of the recent [Land Valuation Inquiry](#) was that the current unimproved land valuation basis for rating and taxing purposes should be retained. The Panel is due to lodge a final report with the Minister for Local Government in September.

CITI RESEARCH ON BENEFITS OF FURTHER TRADING HOURS LIBERALISATION

Citi Research (part of Citigroup) has analysed Australia's remaining restrictions on trading hours and has estimated "another 1%+ upside to retailers from freeing up Sunday and public holiday trade" in those States that still retain such restrictions. Citi estimates Sundays currently account for 12%-13% of retail sales and 3-5% of profit, demonstrating how Sunday wage rates are shooting the retail industry in the foot. Incidentally the Citi study cites global research showing the most popular online shopping time is 6pm until midnight (accounting for 44% of shopping occasions), emphasising the need for more flexible trading hours for physical retailers.

QUEENSLAND DISCUSSION PAPER ON INFRASTRUCTURE CHARGES RELEASED

The Queensland Government has released a [Discussion Paper](#) on its review of the infrastructure planning and charges framework. This forms part of the Government's targeted planning reform program led by Deputy Premier and Minister for Infrastructure and Planning, Jeff Seeney MP. This program also includes new legislation and a single State Planning Policy ([Shop Talk 20/06/13](#)). The Shopping Centre Council has been involved in a stakeholder working group on the infrastructure charges review over the past few months, which was established to identify existing issues and reform options. The Discussion Paper has provided some balanced commentary about the impact of charges on development, which includes the potential to reduce the scope of infrastructure; deferred payments; the issue of development feasibility; as well as alternative funding methods. Comments close on 9 August. The Shopping Centre Council will be preparing a submission.

ICSC FOUNDATION ASIA PACIFIC SHOPPING CENTRE COMMUNITY SUPPORT AWARDS

The [ICSC Foundation](#) established the Asia Pacific Community Support Awards to encourage and recognise an outstanding community service or corporate social responsibility campaign by a shopping centre in the Asia Pacific region. Click [here](#) for information on this year's awards. Click [here](#) to nominate. The deadline for entries is 13 September.

PCA QUEENSLAND RETAIL PROPERTY AWARDS NOMINATIONS NOW OPEN

The Property Council, Qld, has opened nominations for the *Qld Retail Property Awards*, recognising excellence in marketing, design and presentation. Click [here](#) to nominate online. Tickets for the Gala Dinner on 13 September are also available [here](#).