



SHOP TALK

ISSUES AND NEWS AFFECTING THE AUSTRALIAN SHOPPING CENTRE INDUSTRY

SHOPPING CENTRE
COUNCIL OF AUSTRALIA

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SMALL BUSINESS COMMISSIONERS TACKLE A NATIONAL DISCLOSURE STATEMENT

It is understood another attempt is to be made to achieve a national lessor's disclosure statement for retail tenancy leases. This was apparently a decision taken by a recent meeting of Federal and State Small Business Commissioners. The first attempt by state governments, from 2008 to 2010, failed to achieve a national disclosure statement. In the end only Queensland, NSW and Victoria 'signed up' to a 'harmonised' disclosure statement and, even then, the result was not a single disclosure statement which could be applied in each of these three states. The background to this exercise, and why it failed, was given in *SCN (Shopping Centre News) Vol. 30, No. 5, 2012*. It is not clear why the Small Business Commissioners have now taken up this challenge. There are two parties to the disclosure statement – lessors and prospective lessees – so this should be a matter for the relevant policy departments in the state government administrations rather than the SBCs, who have an advocacy role on behalf of small business. This exercise will fail unless there is strong political 'buy in' by state and territory governments and the SBCs are not necessarily in a position to achieve this. It is also to be hoped there will be substantial consultation with relevant industry stakeholders who will have to live with the resulting disclosure statement, if it eventuates.

BRUCE BILLSON IS THE NEW FEDERAL SMALL BUSINESS MINISTER

Bruce Billson MP is the Minister for Small Business in the [new Federal Cabinet](#). Responsibility for small business policy now resides within Treasury and the Treasurer, Joe Hockey MP, will have responsibility for the administration of the *Competition and Consumer Act*. It is likely, however, that Mr Billson will have a significant involvement in the promised review of the Act and the introduction of the unfair contract regulation of business-to-business contracts ([Shop Talk 12/9/13](#)).

SUBMISSIONS CLOSED ON PROPERTY OCCUPATIONS REGULATION STATEMENT

The consultation period has now closed (except in WA) on the *Decision Regulation Impact Statement: Proposal for national licensing of the property occupations*. The Shopping Centre Council has lodged submissions on the Decision RIS in the various States. Our submissions strongly support the proposed exemptions from licensing requirements for professional property investment companies, including for those involving related entities (see [Shop Talk 18/7/13](#)). The Standing Council for Federal Financial Relations (SCFFR) is due to make a decision later this year on national licenses for a range of occupations, including for real estate agents, although this will now be dependent on the approach of the new Federal Government to the issue of national licensing.

WINTERGARDEN IS THE 2013 QUEENSLAND RETAIL PROPERTY OF THE YEAR

Congratulations to Wintergarden Shopping Centre (owned by ISPT and managed by Jones Lang LaSalle), which was named the 2013 Queensland Retail Property of the Year at the Property Council of Australia Retail Property Awards in Brisbane last Friday. Congratulations also to the runner up, Robina Town Centre (QIC), and to Kathy McDermott, Smaro Exelby and the PCA Queensland team for an excellent evening. All the winners and runners up are listed [here](#).

PROPERTY COUNCIL ACADEMY ADVANCED PROPERTY DEVELOPMENT COURSE

The Property Council Academy will run a three-day [Advanced Property Development](#) course in Melbourne in October. This course aims to provide an advanced understanding of the complexities of property development in Australia. Click [here](#) to register for the course over 8, 15 and 22 October.