



SHOP TALK

ISSUES AND NEWS AFFECTING THE AUSTRALIAN SHOPPING CENTRE INDUSTRY

SHOPPING CENTRE
COUNCIL OF AUSTRALIA

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VICTORIA TO SAVE SHOPPING CENTRE INVESTORS MILLIONS IN RED TAPE

The Victorian Government, following the lead of the Queensland Government, has [announced](#) the removal of unnecessary real estate licensing requirements for most shopping centre staff. Following a review by the Red Tape Commissioner, John Lloyd, Victoria will remove the requirement for staff working for large non-residential property entities from holding a real estate license under the *Estate Agents Act*. The real estate license is exclusively oriented to residential agency management and residential transactions and teaches the licensee nothing about how to manage or lease a shopping centre. Large professional property owners, such as DEXUS, AMP Capital Investors and Federation Centres, do not need government protection from their managers. They fully understand the risks in property transactions; they have large staff to manage their assets; and they have comprehensive management agreements and recourse to legal and commercial avenues if a transaction goes wrong. Tenants remain fully protected by the *Retail Leases Act*. The need for exemptions for agents managing on behalf of large professional property owners was widely recognised during consultations over the proposed national license for real estate agents. A draft regulation providing the exemption will be available for consultation soon. The Minister for Consumer Affairs, Heidi Victoria MP, is to be congratulated for acting on Mr Lloyd's recommendation.

Meanwhile, in Queensland, the *Property Occupations Bill* (which contains both a 'related entity' and a 'large scale non-residential property holdings and transactions' exemption from real estate licensing requirements) is now before a Parliamentary Committee ([Shop Talk 21/11/13](#)). The SCCA has lodged a [submission](#) to the Parliamentary Committee, which will be considering the Bill on 6 February.

YASMIN KING RESIGNS AS NSW SMALL BUSINESS COMMISSIONER

Yasmin King, who was appointed NSW Small Business Commissioner in July 2011, has resigned. Ms King was required to reapply for her position once legislation establishing the office of the Small Business Commissioner was passed by Parliament in May 2013 ([Shop Talk 28/11/12](#) & [16/5/13](#)). It is understood Ms King was advised recently that she was not the preferred candidate. No announcement has been made by the NSW Government of the new Small Business Commissioner.

CHANGES IN RADIO FREQUENCY AFFECTS WIRELESS AUDIO IN SHOPPING CENTRES

The Australian Communications and Media Authority has advised changes to the radio frequency range 694-820 MHz to enable 4G mobile broadband services. From 1 January 2015 it will be illegal to operate wireless microphones/audio devices in that frequency range. This includes many wireless microphones used in shopping centres. Further detail can be found [here](#) on the ACMA website.

PROPERTY COUNCIL RETAIL OUTLOOK BREAKFAST IN SYDNEY ON 12 FEBRUARY

The PCA NSW's Retail Outlook breakfast is in Sydney on 12 February and will feature Bryan Hynes (AMP Capital Shopping Centres), Simon Rumbold (Urbis) and Robyn Stubbs (Stockland) on design, marketing, online retail and current trends. Paul Bloxham, Chief Economist, HSBC, will make sense of current economic data and relevance for retailing. Click [here](#) for details; register [here](#).

PROPERTY COUNCIL VICTORIA RETAIL OUTLOOK SEMINAR ON 13 FEBRUARY

The PCA Victoria is holding a half-day session on 'Retail' as part of its Outlook Series 2014 in Melbourne on 13 February. Click [here](#) for further details and register [here](#).