



# SHOP TALK

ISSUES AND NEWS AFFECTING THE AUSTRALIAN SHOPPING CENTRE INDUSTRY

SHOPPING CENTRE  
COUNCIL OF AUSTRALIA

Thursday 18 September 2014

[Previous Editions](#)

## SCCA LODGES SUBMISSION TO THE SENATE INQUIRY INTO RETAIL LEASING

The Shopping Centre Council of Australia has lodged a [submission](#) to the Senate Economics References Committee inquiry into the need for a national approach to retail leasing arrangements ([Shop Talk 26/06/14](#) & [Shop Talk 17/07/14](#)). A national approach to retail leasing makes eminent sense and we have encouraged the Committee to recommend a sensible pathway to achieving a reform which would provide consistency and promote efficiency for business, particularly for those which work across borders. We have made clear that a national approach should only come in place of, *not in addition to*, the present system of state and territory regulation and should not result in any greater encroachment of regulation into what is a commercial relationship between a tenant and landlord.

In forming its recommendations we have urged the committee to remain cognisant of the past barriers to achieving national reform, including a lack of political will at all levels of government, the self-interest of the states and territories in retaining their own retail tenancy legislation and the general inability of federal, state and territory governments to successfully deliver harmonisation reforms. (We are interested to see whether the Committee proposes to seriously deal with these issues or simply allow its inquiry to become a platform to parade well-worn prejudices about retail tenancy issues and bash landlords.) In addressing the specifics of the terms of reference – all the ‘usual suspects’ in prejudiced policy debates about retail leasing – we have had to again argue against providing tenants with the first right of refusal on expiry, the establishment of a national lease register and the requirement for the full disclosure of lease incentives, and defend the provision of sales results by retailers. The Committee is required to report by 30 October 2014 and we anticipate public hearings will be scheduled soon.

## NATIONAL TERRORISM PUBLIC ALERT LEVEL RAISED FROM MEDIUM TO HIGH

The Federal Government, based on advice from security and intelligence agencies, has [raised](#) the National Terrorism Public Alert level from ‘medium’ to ‘high’. The advice is not based on knowledge of a specific attack plan but “a body of evidence that points to the increased likelihood of a terrorist attack”. Owners and managers of shopping centres have been encouraged to review their security plans and update contact details with state or territory police counter-terrorism units. The Shopping Centre Council of Australia is working with relevant security agencies to ensure the industry is properly briefed.

## FINALISTS IN SHOPPING CENTRE COUNCIL OF AUSTRALIA 2014 MARKETING AWARDS

A total of [56 finalists](#), representing entries from 19 separate shopping centre managers/owners, have been announced in the *2014 Shopping Centre Council of Australia Marketing Awards*. These finalists, in 14 categories, will now be judged by a panel of independent judges and the winners will be announced at the [Awards Dinner](#) on Wednesday 22 October at the Ivy Ballroom in Sydney. Click [here](#) to book tickets for the Awards Dinner.

## MIRRABOOKA SQUARE NAMED 2014 WA SHOPPING CENTRE OF THE YEAR

Congratulations to the Perron Group’s Mirrabooka Square, managed by JLL, which was named WA Shopping Centre of the year at the PCA’s 2014 WA Property Awards. View all winners [here](#).

## RETAIL PROPERTY INDUSTRY DIPLOMA COURSE IN SYDNEY IN OCTOBER

The Property Council Academy is holding a 3-day course on Retail Property in Sydney from 14 October. This is an in-depth, case-based study on retail asset performance and strategy. Click [here](#) for details and [here](#) to register online.