
A Consultation

A.1 Conduct of the inquiry

Following receipt of the terms of reference, the Commission placed advertisements in national newspapers inviting public participation in the inquiry. An initial circular and issues paper was released in June 2007.

The Commission received a total of 211 submissions, with 140 received prior to the release of the Draft Report. These submissions are listed in section A.2. (An asterisk indicates that the submission contains confidential material.) All public submissions are available on the Commission's website.

The Commission consulted with a range of interested parties. A listing of the visits and informal discussions undertaken is provided in section A.3.

The Commission also undertook public hearing after the release of the draft report in most Australian capital cities. A listing of the hearing participants is provided in section A.4.

The Commission would like to thank all those who have contributed to the inquiry.

A.2 List of submissions

<i>Participant</i>	<i>Submission no.</i>
Amiott Retail Services	95
AMP Capital Investors Pty Ltd	87*
Angus and Robertson, Edwardstown SA	142
Australian Competition and Consumer Commission	128
Australian National Retailers Association	92
Australian Newsagents' Federation Ltd	72*, DR150, DR179
Australian Property Institute Inc	70, DR172
Australian Retail Lease Management	96*, 105*, DR189, DR196, DR205, DR206*, DR210*
Australian Retailers Association	119
Barry & Nilsson Lawyers	DR164
Mr Don Blunt	36*

(continued next page)

<i>Participant</i>	<i>Submission no.</i>
Mr Peter Branch	13*
Bright Eyes Sunglasses	32
Brittcal Pty Ltd	42*
Ms Jenny Buchan	139
Bulky Goods Retailers Association	126, DR201
Mr Perce Butterworth	56
Byron Bay Longboards	5*
Mr Brett Carlton	80
Carnaby Holdings Pty Ltd	24*, DR158
Centro Properties Group	77*
Chamber of Commerce and Industry Western Australia	DR192
Chesterton Corporate Property Advisors	97
Chief Minister – Australian Capital Territory	103
Coles Group	48
Colonial First State Property Management Pty Ltd	78, DR199*
Competitive Foods Australia Pty Ltd	122, DR177, DR186
Constantine & Co	DR160
Corporate Property (Qld) Pty Ltd	61*
Council of Small Business of Australia	94*
Professor Neil Crosby	84
Mr Bruce Crowe	102, DR173*
Mr Antonino De Lorenzo	93*
Department of Justice – Northern Territory	104
Department of Justice – Tasmania	110
Mr John Dickson	2
Professors WD Duncan and S Christensen	DR153
Ms Jacquie Eckford	12*
ELETRA Pty Ltd	60
Emil Ford & Co - Lawyers	DR182
Erina Fair Tenants Action Group	44*, DR180*
Eye Site Optical Pty Ltd	116*
Foodco Group Pty Ltd	106*
Franchise Advisory Centre	76
Franchise Council of Australia	117, DR174
Ms Erika Elizabeth Gay	21*
Hairq Pty Ltd	37*
Herro Solicitors	64, DR175, DR184*
Mrs Julie Huang	6*
Ms Vicki Hurst	DR168
Hype DC Pty Ltd	8*
Indcorp Franchisees' Association of Australasia	140*
Investment & Financial Services Association Ltd	52
Ipswich Leisure Pty Ltd	30
Jack Russell Art Galleries	1*
Mr Emile Jansen	DR185
Jones Lang Lasalle	62*

(continued next page)

<i>Participant</i>	<i>Submission no.</i>
Jonny's Donuts	4*
Kaos Surf	DR152*
KIKKI-K	23*
Kingley's Chicken Pty Ltd	9, 19, 41, DR149
Knight Frank Australia Pty Ltd	79
Law Council of Australia	68
Law Institute of Victoria	27, 141, DR147
Law Society of New South Wales	98*
Law Society of South Australia	DR197
LEASE1	31, DR163
LeaseWise Group Pty Ltd	DR165
Leasing Information Services	33*, DR156
Lenard's Pty Ltd	53*
Lend Lease Retail	59*
Mr Emmanuel Livanos	38*
Lottery Agents Association	63
Manna Confectionery Pty Ltd	DR143
Mr and Mrs P and N Mason	15*
MD Brick Pty Ltd	14*
Minister for Consumer Affairs – South Australia	99
Ms Karen Moore	11*
National Association of Retail Grocers of Australia	82
National Pizza Association	DR155
National Retail Association Ltd	47, DR162
Mr Con Natsis	127*
New South Wales Government	136
newsXpress Pty Ltd	51, DR169
P & S Business Brokers	73*
Panache Salons Pty Ltd	107*
Perron Group of Companies	58
Pharmacy Workshops Pty Ltd	DR187
Phatboys Thai Restaurants	20
Piper Alderman	101*
Post Office Agents Association Ltd	10
Property Council of Australia	66, DR203
QIC Properties Pty Ltd	46, DR204*
Queensland Government	123
Queensland Lease Consultants	54*, 108*, 120
Queensland Retail Traders and Shopkeepers Association	50, DR190
R & K Hansen Pty Ltd	49*
Raine & Horne Charlestown	DR159
Real Estate Institute of Australia	112, DR154
RejuvaNation Health and Lifestyle	17*
Retail Food Group Limited	69*
Retail Traders Association of WA	65, DR171
RICS Oceania	39

(continued next page)

<i>Participant</i>	<i>Submission no.</i>
Mr and Mrs Robert and Toni Thomas	22*
Mr and Mrs Ken and Jill Roberts	55*
Mr Gregory Schellnack	25*
Senator Andrew Murray	DR178
Shopping Centre Council of Australia Ltd	83, 138, DR193, DR202
Mr Steve Simpson	DR167
Small Business Development Corporation	91, DR194
Soothill & Associates	121
Southern Sydney Retailers Association, Inc.	90, 113, 114, 131, 134, 137, DR195
Southwick Goodyear Pty Ltd	40
Starshots Franchising Pty Ltd	16*, DR181
State Retailers Association of SA Inc, Drycleaning Institute of Australia (SA) and Shoe Repairers Association of SA	43
State Retailers Association of SA, Inc.	129
Stockland Trust Management Ltd	88*, 100*
Subway Systems Australia Pty Ltd	28
Tauren Pty Ltd	DR170
TCM Consulting	DR183
Tenancy Solutions	29*
The Bra Shop NSW Pty Ltd	35
The GPT Group	34
The Lease Police	89
The National Opal Collection	130*, 135
The Newsagents Association of NSW & ACT and Newstrade Advisory Services Pty Ltd	DR176
The Newsagents Association of NSW and ACT and Newsagents Australia	75
The Pharmacy Guild of Australia	109, DR208
The RETAiL Alert Group (Australia)	DR209
The Watchmaker	26*
Todd Trevaks Retail Consultant	DR166
Tom Komninos Pharmacies Pty Ltd	74*
Trevor and Angela Camage	7*
Tribe, Conway & Company	DR144
U2 Clothing Co Pty Ltd (KAOS Surf)	3*
Victorian Government	111, DR198
Western Australian Retailers Association	118*
Westfield Group	85, DR191
Mr Bruce York	18, DR157*
Yum! Restaurants Australia Pty Ltd	45*
Associate Professor Frank Zumbo	DR200
Details withheld	57*
Details withheld	67*
Details withheld	71
Details withheld	86*

(continued next page)

<i>Participant</i>	<i>Submission no.</i>
Details withheld	91*
Details withheld	115
Details withheld	124
Details withheld	125
Details withheld	132*
Details withheld	133*
Details withheld	DR145*
Details withheld	DR146*
Details withheld	DR148*
Details withheld	DR151
Details withheld	DR161
Details withheld	DR188*
Details withheld	DR207*
Details withheld	DR211*

A.3 Visits and informal discussions

Sydney

AMP Capital Investors Pty Ltd
 Australian National Retailers Association
 Australian Property Institute
 Australian Retailers Association
 Department of State and Regional Development
 Egan National Valuers
 Erina Fair Tenants Action Group
 John L Hill & Co.
 Landmark White
 Leasing Information Services
 Lend Lease Retail
 Macquarie CountryWide Management Limited
 New South Wales Department of State and Regional Development
 Property Council of Australia
 Shopping Centre Council of Australia
 Small Business Summit (July 2007)
 Stockland Trust Management Ltd
 The GPT Group
 Valad Property Group BGRA 2007 NSW Forum
 Westfield Group
 Associate Professor Frank Zumbo, UNSW

Melbourne

Bulky Goods Retailers Association
Erina Fair Action Group
LeaseWise
Minter Ellison
Office of the Victorian Small Business Commissioner
The Lease Police

Brisbane

Bank of Queensland
Professors Sharon Christensen and Bill Duncan, QUT
L.J. Hooker Commercial, Brisbane
National Retailers Association
Retail Shop Leases Registry, Queensland Government

Adelaide

Balfours Bake Café
Carrig Chemists
Independent Property Advisors
Office of Business and Consumer Affairs, South Australia
NASA Services
Southwick Goodyear
State Retailers Association of SA Inc
Tenancy Solutions

Canberra

ACT Office of Fair Trading
Australian Competition and Consumer Commission
CB Richard Ellis
Colliers International
Council of Small Business of Australia (Teleconference)
Department of Industry Tourism and Resources – Office of Small Business
National Federation of Independent Business – ACT Branch
Real Estate Institute of Australia
The Treasury
Wellsmore & Co

Tasmania

Office of Consumer Affairs and Fair Trading (Teleconference)

Northern Territory

Office of Consumer and Business Affairs (Teleconference)

A.4 Public hearing participants

<i>Date</i>	<i>Participant</i>	<i>Transcript page no.</i>
Canberra		
1 February 2008	The Pharmacy Guild of Australia	2 – 13
	Real Estate Institute of Australia	14 – 26
	Australian Newsagents' Federation Ltd	27 – 39
	Kingsley's Chicken Pty Ltd	40 – 50
Sydney		
4 February 2008	Australian Retailers Association	53 – 68
	Hype DC Pty Ltd	69 – 77
	Shopping Centre Council of Australia	78 – 105
	Southern Sydney Retailers Association	106 – 133
	Erina Fair Tenants Action Group	134 – 150
	Michael Bradley	151
5 February 2008	Carnaby Holdings Pty Ltd	153 – 164
	Herro Solicitors	165 – 185
	Leasing Information Services	186 – 206
6 February 2008	Bruce Crowe	208 – 219
	Bruce York	220 – 235
	Ken Roberts	236 – 246
	Michael Bradley	247 – 265
	Council of Small Businesses of Australia	266 – 324
7 February 2008	Associate Professor Frank Zumbo	325 – 343
	The Pharmacy Guild of Australia	344 – 357
	Competitive Foods Australia Pty Ltd	358 – 380
	The Newsagents' Association of NSW & ACT Ltd	381 – 399
Brisbane		
11 February 2008	Barry Nilsson Lawyers	402 – 409
	National Retail Association	410 – 423
		439 – 441
	Lease1	424 – 433
	The Pharmacy Guild of Australia	434 – 439
	Queensland Retail Traders & Shopkeepers Association	442 – 455

(continued next page)

<i>Date</i>	<i>Participant</i>	<i>Transcript page no.</i>
Melbourne		
13 February 2008	Australian Property Institute	456 – 478
	LeaseWise Group	479 – 491
	newsXpress	492 – 504
	Geoff Hechtman and Graeme Woods	505 – 515
	Tauren Pty Ltd	516 – 524
	Todd Trevaks Retail Consultant	525 – 534
	Simon Forsyth	535 – 553
15 February 2008	Australian Retailers Association	554 – 572
	Franchise Council of Australia	573 – 591
	TCM Consulting	592 – 601
	Veritax Business Consultants	602 – 621
	Law Institute of Victoria	622 – 642
	The Pharmacy Guild of Australia	643 – 658
	Newsagency Concepts	659 – 663
Perth		
18 February 2008	Pharmacy 777	666 – 676
	The Pharmacy Guild of Australia	677 – 687
	Retail Traders Association of WA	688 – 708
	WA Retailers Association and Australian Newsagents' Federation Ltd	709 – 741
	Tia Belau Pty Ltd	742 – 756
	Savills	757
	Whistle Stop Kiosk	757 – 758
	Adelaide	
20 February 2008	The Pharmacy Guild of Australia	762 – 778
	Manna Confectionery	779 – 792
	State Retailers Association of SA	793 – 835
