

From: James Koundouris
Sent: Monday, 26 March 2012 9:37 AM
To: Le Couteur, Caroline
Cc: Committees
Subject: ACT Supermarket Inquiry

Dear Ms Le Couteur

Further to our email dated Monday 6 February 2012 and the concerns raised in that email in regards to supermarket floor space being released for the use of the major supermarket chains, we attach a table showing specific sites that are being prepared under ACTPLA's master planning process.

The amount of supermarket space being master planned for the major supermarket chains is 41,800sqm. The result of such an acquisition will result in the following:

- Substantially increasing the market share of the two major supermarket chains in the ACT despite the recommendation of the ACCC Grocery Inquiry Report and Martin Report.
- Substantially decreasing the market share of new entrants such as Supabarn, Costco and Aldi.
- Substantially decreasing the market share of local independent supermarket operators, local independent suppliers, as well as independent small businesses such as bakers, delicatessens, chemists, liquor stores, fruit and vegetable retailers and butchers.
- Substantially decreasing the volume of independent supermarket operators in the ACT which would result in stifling the independent wholesale warehouse being established by Supabarn.
- Create an oversupply of supermarket space in the ACT. Currently there is approximately 113,778sqm of total supermarket floor space in the ACT. To increase the market share of the major supermarket chains by another 41,800sqm (an increase of 36% of floor space) without any regard to economic impact on existing supermarket operators or local independent businesses is inconsistent with the Territory Plan, the Retail Hierarchy and the ACT Supermarket Policy.
- The lessening of competition, choice and range for the consumer.

We respectfully request that the ACT Government's Supermarket Inquiry investigate this acquisition by the major supermarket chains as a matter of urgency for the reasons outlined above.

Regards,

James Koundouris AAPI
Development Manager

Koundouris Group

17 February 2012

Woolworths

Bonner	2,000sqm
Giralang	1,500sqm
Airport	4,500sqm
Dunlop	800sqm
Kambah	2,000sqm
Charnwood	2,000sqm
Jamison	4,000sqm
Canberra Centre	4,000sqm
Total	18,800sqm

Coles

Erindale	4,000sqm
Kambah	4,000sqm
Canberra Centre	4,000sqm
Weston Creek	4,000sqm
Dickson	4,000sqm
Gungahlin Superstore	3,000sqm
Total	23,000sqm

Supabarn

Kingston	3,300sqm
Casey	3,500sqm
Total	6,800sqm

Supa IGA

Amaroo	3,000sqm
--------	----------

Note: the duopoly in this scenario have expanded by 41,800sqm.