

Deputy Lord Mayor, Councillor Noon - QoN - Festival Tower / Walker Corporation Rates Contribution

Tuesday, 26 May 2026
Council

Council Member

Deputy Lord Mayor, Councillor
Carmel Noon

Public

Contact Officer:

Anthony Spartalis, Chief Operating
Officer

QUESTION ON NOTICE

Deputy Lord Mayor, Councillor Carmel Noon will ask the following Question on Notice:

1. Is the land and/or building known as Festival Tower / One Festival Tower / Walker Tower currently assessed as rateable land by the City of Adelaide?
2. If not, what is the legal basis for any exemption, including whether the land is treated as Crown land or otherwise exempt under section 147 of the Local Government Act 1999?
3. If yes, for each relevant property or component, can Administration provide:
 - o the financial year from which payments commenced;
 - o whether payments are made directly to Council, via the State Government, or by another mechanism; and
 - o whether the amount is equivalent to what would otherwise be payable if the property were fully rateable commercial land?
4. If a "local government rate equivalent" is payable to the State rather than Council, does the City of Adelaide receive any portion of that payment?

REPLY

1. The land and building known as Festival Tower is assessed as rateable by the City of Adelaide. Under Section 147(1) of the *Local Government Act 1999* ("the Act"), all land within the area of council is rateable, except for land exempted under Section 147(2).
 - 1.1. Pursuant to Section 147(1), the City of Adelaide currently rates all areas associated with the Festival Tower except:
 - 1.1.1. Eight floors occupied by Flinders University,
 - 1.1.2. One hundred secure carparking spaces designated for Parliament House, and
 - 1.1.3. Three hundred carparking spaces designated for Festival Theatre parking.

2. Section 147(2) of the Act provides the legal basis for councils to exempt rates under specific circumstances.
 - 2.1. The floors occupied by Flinders University are exempted through Section 147(2)(c) of the Act - *land (not including domestic or residential premises) occupied by a university established by statute is not rateable.*
 - 2.2. The 100 carparks designated to Parliament House were exempted through Section 147(2)(b) – *“land held or used by the Crown... for a public purpose”.*
 - 2.3. The 300 Festival Theatre carparks were exempted through Section 147(2)(h) – *“land that is exempt... by virtue of another Act” (Festival Theatre Act (1964).*
3. All rates have been paid direct by Walker Corporation to Council in 2024/25 and 2025/26. The year in which each property assessment became rateable, and payments received are listed below. Rates were assessed the same as other rateable commercial (non-residential) properties across the City.

Occupier	Level / Floor	Rateable Year
Wilson Parking (Carpark)	King William Road	2021-22
East End Cellars	Ground Shop 1	2024-25
Vacant	Ground Shop 2	2024-25
Pickle in the City	Ground Shop 3	2024-25
Westpac/Bank SA Level	Level 8	2024-25
Westpac/Bank SA Level	Level 9	2024-25
Westpac/Bank SA Level	Level 10	2024-25
Westpac/Bank SA Level	Level 11	2024-25
Westpac/Bank SA Level	Level 12	2024-25
Sparke Helmore Lawyers	Level 13	2024-25
Commonwealth Government	Level 13	2024-25
Allianz	Level 15	2024-25
Allianz	Level 16	2024-25
Mott MacDonald	Level 17	2024-25
Origin Energy	Level 18	2024-25
Origin Energy	Level 19	2024-25
Vacant	Level 20	2024-25
Vacant	Level 21	2024-25
China Construction Bank Level	Level 22	2024-25
Deloitte	Level 22	2024-25
Walker Corporation	Level 22	2024-25
Deloitte	Level 23	2024-25
Deloitte	Level 24	2024-25
Deloitte	Level 25	2024-25
Commonwealth Government	Level 26	2024-25
Commonwealth Government	Level 27	2024-25
Naming Rights - Bank SA	Sign	2024-25
Naming Rights - Deloitte Station	Sign	2024-25
Naming Rights - Westpac Station	Sign	2024-25

4. No “rate equivalent” has been paid to the State Government for any of the rated properties.

Staff time in receiving and preparing this reply	To prepare this reply in response to the question on notice took approximately 5.5 hours.
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