

MARKET QUARTERLY

Winter

GROTE BUSINESS PRECINCT

2026



The illuminate adelaide installation in Adelaide Central Market has been popular with shoppers.

Adelaide Central Market expansion to open pre-Christmas

Adelaide Central Market is set to double in size later this year with completion of a key stage of the Market Square development.

Already housing more than 70 traders representing more than 40 nationalities the Market sells everything from fresh produce, smallgoods and seafood to cheeses, artisan baked goods, beverages, unique street food and more.

This diversity will increase markedly when the new traders arrive with their fresh ideas and new product lines.

"These new arrivals will complement the established family-owned, independent traders who have shaped the market to what it is today", commented General Manager Fabienne Reilly.

There is a real sense of excitement building as work on the extension nears completion and a number of businesses that will be moving have recently been announced (see page 2).

Membership of Grote Business Precinct offers benefits, including:

- A direct voice to Council
- Free mini profile on Market Quarter.com.au
- Invitations to free networking and community events
- Free training and business development
- Having a say on street safety, lighting and streetscaping

Visit Contact Us on MarketQuarter.com.au to learn more.

From the President



While Europe swelters in an unprecedented heatwave, we are seeing the chills of winter ... rug up everyone!!

If you have not yet had your flu shots, please do consider this.

In the last few months:

- The Federal Budget has brought concerns for businesses as it replaces the long-established 50% Capital Gains Tax (CGT) discount with one based on inflation combined with a minimum 30% tax on gains from 1st July 2027.

Twelve months after that revamp, sweeping changes will be implemented to curb traditional income-splitting strategies through Discretionary Trusts.

- The local government elections that were to be held in four month's time have been deferred by the state government to 7 April 2027. Voting rights in the City of Adelaide are tied to owner and occupier relationships with local property. Therefore, some people may have voting rights in multiple Wards.

Recent statewide changes require all voters in local government elections to be electors listed on the South Australian (State) Electoral Roll for their residential address. This precludes Australian citizens living interstate or abroad from voting in local government elections, regardless of whether they own property in the LGA or not.

In the City of Adelaide, non-resident property owners or occupiers can register to vote **IF** they are already listed on the State Electoral Roll. Bodies corporate and groups will need to identify and register an eligible person.

- Some 45.5%* of Adelaide's residential population was born overseas compared to 27.6% in the greater metropolitan area. Only 55.1%* of our residential population are citizens aged 18+ and eligible to vote (compared to 67.5%* in Greater Adelaide).

We also know that 25%* of our City population speaks Mandarin and that 21%* of our businesses are of Chinese origin. **Source: 2021 Census*

A significant number of Australian-based Chinese nationals – due to that nation's one child policy – have caring responsibilities for elderly parents and grandparents who are overseas, which makes taking up citizenship difficult.

Several counties in our region, including China, India, Malaysia and Singapore, do not recognize dual citizenship.

Grote Business Precinct, in our coming strategic plan, will investigate how best to advocate for these businesses and residential communities to voice their concerns.

- In the coming months Grote Business Precinct will see unprecedented growth through developments. For example, the Market expansion is to open in December with 53 new ground floor stalls plus the carpark spaces that were closed during the construction.

Market Square encompass a mixed-use residential and retail precinct, including a 40-storey tower, with Starwood Hotels and Resorts to open a 248-room facility, complete with restaurant, bar and street level café.

The Atrium is a soaring, glass-roofed expansion of the market floor, with extra seating available under its vaulted roof as well as across a new 300-square-metre rooftop that promises views over the city!

- All funded Precincts in the City of Adelaide are to receive \$10K through AEDA for KPMG consultant-led strategic plans, plus increased operational funding of \$40K for 2026/27.

These funds will be used to investigate and develop plans to expand and improve communication so as to meet the needs for our mixed business and residential communities through representation, delivery of information and networking events.

There will be lots of activity in the coming year and we look forward to your participation.

Cathy

Cathy Chong AM JP

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Market expansion

Recently announced signings for the expanded Central Market are led by Shapeshifter Brewing Co, the first-ever craft beer trader to open its doors within the market.

After 15 years in Chinatown, O'Sushi O'Bento will also move into the Market extension.

Specialty coffee shop, Caffe Fontana, owned by the Adelaide Central Market's Grind Roast Masters will join them alongside the Crêpe Bar, serving French-style crêpes.

Frantic Whisk, a family-owned Adelaide Hills producer, is bringing in its luxury handmade biscuits and stroopwafels, while the Riverland's Freestone Farm will offer artisan pantry products and local wine.

Nutritious, convenient ready-made meals will be on offer from Local Kitchen Co.

Matcha lovers will be licking their lips over the arrival of Matcha K, while enthusiasts of South American cuisine are sure to relish what Poderosa, a traditional South American grocer, is to offer.

Hummus Hustle will serve up delicious hummus (made in-house) and build-your-own Lebanese dishes.

Madam Seafood is to open its first dedicated stand-alone store. Also moving in will be Adelaide Hills chocolatier Red Cacao, to serve up dreamy hot chocolate and other cacao goodies and renowned South Australian egg producer, Rohde Egg Co.

McLaren Vale's Never Never Distilling Co. is bringing a bar, dining and retail concept to the heart of the market, alongside neo-Japanese cafe Yuku Do.

The very popular The Honey Shoppe will bring its sweet nectar to the Market mix, and Juan's Torta Cantina's Mexican street food will spice things up, while gift givers will love the Geranium Shop.

Visit www.marketquarter.com.au for a full list of confirmed new traders.

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Amora Adelaide is open to welcome guests

In a defining moment for the City's landmark hotel on Victoria Square, Amora Hotels & Resorts officially opened its doors in Adelaide on 1st July.

This significant milestone was part of a \$73 million redevelopment of the property.

As works progressed, the transformation remained largely hidden from view behind boarded entrances and construction hoardings until opening day.

Guests are now able to experience the first stage of the hotel's transformation, including a completely redesigned lobby and a new concierge arrival experience.

In the months ahead, Amora Adelaide will unveil Victoria's Table and the revitalised COAL Cellar + Grill, while renovations continue in stages.

The lobby opening came at a pivotal time for Amora, with the hotel positioned alongside the Adelaide Central Market and a broader

transformation of the City's southern core underway.

This iconic site has been an Adelaide landmark for more than four decades. As Amora Hotel Adelaide it ushers in a new era, delivering a premium, contemporary hospitality experience the community has been waiting for.

Amora Hotels & Resorts CEO, Eap Siriphatrawan, said the unveiling of new signage and soft opening of the lobby marked an important step in the property's transformation.

"The building has been part of Adelaide's skyline and story for over 40 years" Siriphatrawan said.

"(The opening) is about acknowledging the progress made in revitalising this iconic building and sharing that journey with the city. The signage and lobby opening provide an early preview of the transformation as we work towards welcoming guests to the fully completed hotel".



The Alley Market is coming to Chinatown

A three-day soft launch starting 24th July will be our introduction to the new Alley Market, project of Make The World Better.

Located on a corner of Grote and Moonta Streets, the new venture will highlight the offerings more than 20 vendors with offerings ranging from street food to handmade products and more.

It will be a spot that is fun and easy to drop into for people looking for a quick bite to eat, wanting to catch up with friends or looking for somewhere fun to browse.

Opening hours for the launch will be:

Friday 24th– 5pm–10pm

Saturday 25th | 11am–10pm

Sunday 26th | 11am–10pm

Moving forward the Alley Market will be open Thursdays and Fridays, 5pm to 10pm, and weekends, 11am to 10pm.

Grote Business Precinct is attracting attention with

market
QUARTER
.com.au

Customers from near and far are online and discovering our great range of shops, services, entertainment and attractions.

Email

BeSeen@MarketQuarter.com.au
to get involved

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**You're invited to continue the
Safety & Security conversation!**

Wednesday 29th July, 5–7pm

Guest Speaker:

Sergeant Max Allison, SAPOL Cyber Security Advisor

Discussion:

Business security & personal safety in the City.

Learn about the Precinct's recent safety audit.

Share your experiences & have questions answered.

Light refreshments incl. a welcome drink (beer, wine, soft) on arrival

Venue:

The Hotel Metropolitan, 46 Grote Street, Adelaide

RSVP by Monday 27th July. Send SMS to: **0413 381 728**

or email: **Coordinator@GrotePrecinct.com.au**



THE HOTEL
METROPOLITAN

Diverse Experience Boosts Precinct Representation

Sponsor of our magazine, Market Quarterly, is Kwik Kopy Adelaide, on Victoria Square (corner of Franklin St).



Owner Peter Veld stands out as a small business owner for his quiet friendly service, the expertise he is more than willing to share and his willingness to go out of his way to assist – even personally delivering printed material to your car as you wait in a loading zone.

A member of our Committee for many years, Peter's commitment to both the success of the Precinct and the broader community is greatly appreciated.

Another Committee member passionate about helping our Precinct continue prosper and evolve, is Grote St trader Andrew Foo.



He recognises the Precinct's potential as a vibrant destination for innovation, entertainment and hospitality.

Andrew believes that sometimes the biggest opportunities come from simply solving a problem you experience yourself – and having the courage to take that first step.

Using his own business as an example, he explained, "As a father of three energetic boys, I struggled to find unique birthday party experiences that were active, memorable and brought people together."

That challenge sparked the idea that became Adelaide XR Lounge, Zero Latency VR Adelaide and more recently AXR Education which takes immersive VR learning experiences into schools.

A banker with more than 20 years experience in the industry, Ida Wong FCSI GAICD rejoins the Grote Business Precinct committee as a local business representative.

Her family's business Lai Lai Tavel is on Grote Street.

Ida is committed to supporting the precinct so that it grows and thrives.



John Ong is a respected expert in off-the-plan residential projects for Belle Property Adelaide City.

His expertise extends across all facets of the real estate market.

As a new member of the Grote Business Precinct Committee, John brings valuable knowledge and understanding of the property market both within Market Quarter and beyond.



A striking view of the Bus Station mural taken by Charlene Ackland from Quest on Franklin Apartments.

Abstract mural is eye-catching

Next time you walk by the Adelaide Bus Station on Franklin Street take a look at the eastern wall.

This 'blank canvas' has been transformed into a spectacular, large scale abstract mural by Adelaide-based artist Matt Fortrose in collaboration with Lewis Constantine.

Matt is an established and highly respected contemporary artist known for his abstract, large-scale works that explore colour, form and spatial interaction.

Lewis is an artist living with disability whose involvement was supported by Tutti Arts, Co-Arts and his Carers, who are also professional practicing artists.

The mural's design incorporates layered forms, subtle colour transitions, and textured surfaces that respond to light and movement. It includes a graffiti management approach to improve the presentation of this Council-owned asset.

The project was funded by the City of Adelaide City Community Grants.