



AHA Accommodation Development Intelligence Report Perth Metropolitan Region February 2017

In 2012 the Western Australian Government released the “State Government Strategy for Tourism in Western Australia 2020.” This Strategy set out the direction for the Western Australian tourism industry over the next decade. Within the 2020 strategy it included modelling commissioned by Tourism WA which forecast that Perth would need an additional 1,900 hotel rooms by 2020 to keep occupancy at viable and sustainable levels.

The WA 2020 Strategy identifies how Government can work with industry to make the most of the growth in travel and international markets, as well as encourage further development and diversification in the regions. The Strategy set a stretch target of the value of tourism in Western Australia to double from \$6 billion a year in 2010 to \$12 billion a year by 2020.

The Data compiled in this intelligence report has tracked rooms opened since 2012 and those under construction or consideration. The information is derived directly from local government, building and planning applications, direct sources, state development approval panels and trade media.

New openings

- 1781 new rooms in 20 hotels/serviced apartments have opened since 2012.

Committed / Under Construction

- 2691 rooms in 18 hotels/serviced apartments are significantly committed or under construction refers to projects that have received final development approvals and or the WA Government is actively involved in the project.

Under Consideration

- 4431 rooms in 32 hotels/serviced apartments are proposed for short-stay commercial accommodation development or are in the early stages of planning.

Redevelopment

- 631 existing rooms in 5 hotels/serviced apartments being redeveloped.

Expressions of Interest

- 4 expressions of interest in the market for hotels / serviced apartments.

NEW OPENINGS SINCE 2012

PROJECT	CITY	ROOMS	EST. COST	DEVELOPER	STAGE OF DEVELOPMENT	YEAR
Terrace Hotel 237 St Georges Terrace	Perth	15			Complete	2012
Fraser Suites Apartments Queens Precinct Causeway	East Perth	236	\$450 M Stage1&2	Fraser's Property Australia	Complete Stage Two Pending	2012
Hougoumont Hotel - Stage 1 7-15 Bannister Street	Fremantle	40	\$-	Redrock Consolidated P/L	Complete Stage Two Pending	2013
Bailey's Serviced Apartments Bennett Street	East Perth	25	\$6 M	Bailey's Hotel Motel	Complete	2014
The Nest 172 Newcastle St	Northbridge	20	\$1.5 M	Casella Nominees Old Crow	Complete	2015
Alex Hotel 214 William Street	Northbridge	74	\$12 M	Cicero Management Pty Ltd	Complete	2015
Country Comfort InterCity Hotel & Apartments 249 Great Eastern Highway	Belmont	62	\$8 M	Intercity Belmont Pty Ltd	Completed	2015
Quest Rockingham* 22 Flinders Lane	Rockingham	48	\$22 M	Aligned Funds	Complete	2015
Como The Treasury 28 Barrack Street ★★★★★	Perth	48	\$208 M	FJM Property	Complete	Oct 2015
Attika Hotel* 279 Newcastle Street	Northbridge	22	\$4 M	Skycap Pty Ltd	Complete	Dec 2015
Quest West Perth* 54 Kings Park Road	West Perth	72	\$9 M	Woomara Pty Ltd	Complete	Feb 2016
Holiday Inn Perth City Centre 778 - 788 Hay Street	Perth	5	\$12 M	IHG Group	Complete Redevelopment	2016
Sage Hotel by Silverneedle 1309-1311 Hay Street	West Perth	101	\$14 M	Australian Development Capital Pty Ltd	Completed	May 2016
Quest East Perth* 176 Adelaide Terrace	East Perth	130	\$14.5 M	Sirona Capital	Complete	Aug 2016
Quest Mounts Bay Road* 130 Mounts Bay Road	West Perth	71	\$8 M	Quest Diploma	Complete	July 2016
City Lights - Best Western Premier 137 Newcastle Street	Northbridge	46	\$10 M	Heyspring Land Pty Ltd	Complete	2016
Seashells Fremantle* 1 Silas St	East Fremantle	24	\$		Complete	2016
Peppers Kings Square 623 Wellington Street ★★★★★	Perth	120	\$25 M	WEJ Developments WA Pty Ltd	Complete	2016
Crown Towers Great Eastern Highway ★★★★★	Burswood	500	\$568 M	Crown Ltd	Complete	Dec 2016



PROJECT	CITY	ROOMS	EST. COST	DEVELOPER	STAGE OF DEVELOPMENT	YEAR
Quest Fremantle* <i>8 Pakenham Street</i>	Fremantle	122	\$30 M	Fairgreen Pty Ltd Sirona Capital	Under Construction	Dec 2016

COMMITTED / UNDER CONSTRUCTION

PROJECT	CITY	ROOMS	EST. COST	DEVELOPER / OWNER	STAGE OF DEVELOPMENT	YEAR
Ritz-Carlton Hotel <i>Elizabeth Quay Foreshore</i> ★★★★★	Perth	204	\$350 M	Far East Consortium	Under Construction	2018
EQ West <i>Lot 2 & 3, Elizabeth Quay</i>	Perth	125	\$500 M	CA & Associates (AAIG and Fini Group)	Committed	2019
DoubleTree by Hilton Waterfront <i>351 Riverside Drive</i>	Perth	229	\$142 M	Hilton Worldwide & SKS Group	Committed	2018
Westin Perth <i>FESA Building, 480 Hay Street</i>	Perth	368	\$250 M	BGC Construction with State Government & Starwood Hotels	Under Construction	2018
Rydges Hotel <i>*Kings Hotel, 517-533 Hay Street</i>	Perth	57	\$7.5 M	Christou Design Group Pty Ltd	Committed	2019
Melbourne Hotel <i>942-950 Hay & 33 Milligan Streets</i>	Perth	40	\$40 M	Oakesfield Pty Ltd, Busby Nominees Pty Ltd	Under Construction	2017
Dorsett Hotel <i>Perth City Link</i> Milligan Street	Perth	250	\$219	MRA - Far East	Committed	2020
QT Hotel Perth <i>133 - 141 Murray Street</i>	Perth	184	\$21.5 M	Amalgamated Holdings Limited / Gutace Holdings Pty Ltd	Under Construction	2017
DoubleTree by Hilton <i>98-100 James Street</i>	Northbridge	206	\$30 M	Hilton Worldwide & SKS Group	Under Construction	2017
Tribe/Mantra Hotel Group 4 Walker Avenue	West Perth	126	\$30 M	Four Walker Avenue Pty Ltd	Under Construction	Dec 2016
Park Regis by Staywell <i>500 Hay Street</i>	Subiaco	168	\$95 M	Dradgin Pty Ltd	Under Construction	2018
Quest Innaloo* <i>222 Stirling Cross</i>	Innaloo	80	\$59 M	Probuild / Fabray Pty Ltd	Under Construction	2017



PROJECT	CITY	ROOMS	EST. COST	DEVELOPER / OWNER	STAGE OF DEVELOPMENT	YEAR
Quest Midland* <i>3 The Crescent</i>	Midland	106	\$11 M	Fini Group / Precast Investments Pty Ltd	Under Construction	2017
Bel Eyre Motel <i>264 & 266 Great Eastern Highway (corner Epsom Ave)*</i>	Ascot	106	\$12 M	Jeffees Nominees Pty Ltd	Under Construction	2019
Starwood "Aloft" <i>23-27 Rowe Avenue</i> ★★★★★	Rivervale	224	\$70 M	BGC & Starwood	Under Construction	2017
Hougoumont Hotel - Stage 2 <i>7-15 Bannister Street</i>	Fremantle	48	\$-	Redrock Consolidated P/L	Committed	2017
Hilton "Hampton"* <i>28 Signal Terrace</i>	Cockburn Central	146	\$40 M	SKS Cockburn Central Pty Ltd	Committed	2019
Be-Fremantle <i>43 Mews Rd</i>	Fremantle	24	\$10M	Sirona Capital	Committed	2017

REDEVELOPMENTS

PROJECT	CITY	ROOMS	EST. COST	DEVELOPER	STAGE OF DEVELOPMENT	YEAR
Holiday Inn Perth City Centre <i>778 - 788 Hay Street</i>	Perth	176	\$12 M	IHG Group	Complete	2016
IHG Intercontinental <i>Colonnade Lot 18, 815-823 Hay Street</i> ★★★★★	Perth	238	\$35 M	UNIR Hotels Pty Ltd	Under Construction (Reduced from 246 rooms)	2018
Melbourne Hotel <i>942-950 Hay & 33 Milligan Streets</i>	Perth	33	\$40 M	Oakesfield Pty Ltd, Busby Nominees Pty Ltd	Under Construction	Q1 2017
Rydges Hotel <i>*Kings Hotel Redevelopment</i> <i>517-533 Hay Street</i> ★★★★★	Perth	117	\$7.5 M	Christou Design Group Pty Ltd	Under Consideration	
Sheraton Hotel by Starwood <i>(The New Esplanade)</i> <i>18 The Esplanade</i>	Perth	67	\$110M	H&M Capital Pty Ltd	Committed	-



UNDER CONSIDERATION

PROJECT	CITY	ROOMS	EST. COST	DEVELOPER	STAGE OF DEVELOPMENT	YEAR
Courtyard by Marriott <i>609 Wellington Street</i>	Perth	332	\$47 M	Roxy Pacific Holdings / ACH Perth Pty Ltd	Under Consideration	2020
<i>190 Adelaide Terrace</i> ★★★★☆	Perth	326	\$280 M	Loxalot Pty Ltd	Under Consideration	
IHG "Holiday Inn" Express <i>257 Adelaide Terrace</i>	Perth	224	\$35 M	Hotel Development / Sunfire Asset Pty Ltd	Under Consideration	
Carlton Hotel <i>248-260 Hay Street</i>	Perth	82	\$5 M	Ablebay Holdings	Under Consideration	
Quincy Boutique Hotel <i>281-289 Hay Street</i>	Perth	56	\$6 M	Australia Pacific Hotels (Sing)	Under Consideration	
Royal Hotel <i>289-316 Murray Street</i>	Perth	176	\$ -	The Trust Company (Australia) Ltd	Under Consideration	
<i>374-396 Murray Street</i>	Perth	487	\$130 M	Fragrance WA - Perth (Sing)	Under Consideration	
Stockade Buildings <i>145-151 Barrack Street</i>	Perth	77	\$15 M	Mrs L Kakulas	Demolition Approved)	2018
Fragrance Group Hotel <i>33-39 Milligan & 469-471 Murray Streets</i> ★★★★★	Perth	132	\$135 M	Folley Pty Ltd, Anthony Constantine, Pasco Nominees Pty Ltd,	Under Consideration	
Sheraton Hotel by Starwood (The New Esplanade) <i>18 The Esplanade</i>	Perth	129	\$110 M	H&M Capital Pty Ltd	Committed	-
<i>36 St Georges Terrace & 10-14 Pier Street</i>	Perth	-	\$100 M	Global Premium Hotels (Sing)	Under Consideration	
<i>220-224 Pier Street</i>	Perth	150	\$145 M	Yuanlong (Aust) Investment Group	Under Consideration	
<i>783-789 Wellington St</i>	Perth	216	\$14.3 M	Wellington St Pty Ltd	Under Consideration	



PROJECT	CITY	ROOMS	EST. COST	DEVELOPER	STAGE OF DEVELOPMENT	YEAR
30 Beaufort Street	Perth	140	\$488 M	Northbridge Centre Custodian Services Pty Ltd	Under Consideration	
90-96 Beaufort Street*	Perth	270	\$42 M	CP Landmark Pty Ltd	Under Consideration	
Ibis Styles Hotel 69 Adelaide Terrace	East Perth	252	\$22 M	Rehawk Property Group	Under Consideration	
182 Hay Street	East Perth	18	\$4 M	RCH Property Investments Pty Ltd	Under Consideration	
Breakfree (Mantra) 195 Hay Street	East Perth	132	\$16 M	Pharma Global Australia Pty Ltd	Under Consideration	
Capital Square (former Emu Brewery Site) 98 Mounts Bay Road	West Perth	120	\$350 M	AAIG Pty Ltd	Under Consideration	2019
647-657 (Lot 22) Murray Street	West Perth	64	\$42 M	Finbar Group Ltd	Under Consideration	
39 - 396A Mount Street	West Perth	20	\$3 M	Fastfire Investments & Hightempo Pty Ltd	Under Consideration	
Murray Hotel 718 Murray Street	West Perth	50	\$14 M	The Murray Hotel Pty Ltd	Under Consideration	
Billabong Backpackers Resort 381 Beaufort Street	Highgate	138	\$45 M	Rothchester Pty Ltd	Under Consideration	
Northbridge Centre* Cnr James & Stirling Street	Northbridge	88	\$300 M	ICD Property / EG Funds	Under Consideration	
Parker Street Hotel* 8 Parker Street	Northbridge	144	-	Megaland Developments	Under Consideration	
Lots 619 & 620 (155 & 157) Great Eastern Highway	Belmont	181	\$ -		Under Consideration	
Metro Hotel Perth 61 Canning Highway	South Perth	12	\$3.5 M	Metro Hotel (Extension)	Under Consideration	



PROJECT	CITY	ROOMS	EST. COST	DEVELOPER	STAGE OF DEVELOPMENT	YEAR
DoubleTree by Hilton 2 Point St & 64-86 Adelaide St	Fremantle	151	\$70 M	Hilton Worldwide & SKS Group	Under Consideration - demolition approved	2018
Adelaide Street Hotel 52 Adelaide Street	Fremantle	151	\$18 M	Spotlight Stores - Glenway Pty Ltd	Under Consideration	
Lot 5, South Terrace	Fremantle	13	\$	Roger McKimm	Under Consideration	
30 Queen Street	Fremantle	-	-	-	-	
M Gallery by Accor 29 Leighton Beach Boulevard	North Fremantle	100	\$16 M	Hotel Development Group/Roger Foster	Under Consideration	

** Denotes Serviced Apartment Developments*

EXPRESSIONS OF INTEREST

There are a number of expressions of interest for new hotel or serviced apartments in the market.

- Perth Airport Hotel
- Subiaco Pavillion
- MRA: Waterbank / Riverside
- Royal Hotel, Perth

Data compiled in this intelligence report is derived directly from local government, building and planning applications, direct sources, state development approval panels and trade media. This report is based upon the best available information. Information in this report should not be relied upon and has been produced as a guide only. It is not intended to be comprehensive nor should it be relied upon as a substitute for legal or financial advice. The Australian Hotels Association (WA) expressly disclaims liability for any act or omission done in reliance of the information contained or for any consequences, whether direct or indirect, of any such act or omission.

