



## AHA Accommodation Development Intelligence Report Perth Metropolitan Region March 2019

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**

- 3807 new rooms in 34 hotels/serviced apartments have opened since 2012.

### **Committed / Under Construction**

- 2742 rooms in 14 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.

### **Redevelopment**

- 835 existing rooms in 5 hotels have been redeveloped, with a further 117 committed.

### **Closed Properties**

- 2 properties have closed in 2018 - The Richardson and The Terrace Hotel. 89 rooms have been removed from the market.



## NEW OPENINGS SINCE 2012

PROJECT	CITY	NEW ROOMS	EST. COST	DEVELOPER	STAGE OF DEVELOPMENT	YEAR
<b>Terrace Hotel</b> <i>237 St Georges Terrace</i>	Perth	15			Complete. Closed in 2018.	2012
<b>Fraser Suites Apartments</b> <i>Queens Precinct Causeway</i>	East Perth	236	\$450 M Stage1&2	Fraser's Property Australia	Complete	2012
<b>Hougoumont Hotel - Stage 1</b> <i>7-15 Bannister Street</i>	Fremantle	40	\$-	Redrock Consolidated P/L	Complete	2014
<b>Bailey's Serviced Apartments</b> <i>63 Bennett Street</i>	East Perth	25	\$6 M	Bailey's Hotel Motel	Complete	2014
<b>The Nest on Newcastle</b> <i>172 Newcastle St</i>	Northbridge	20	\$1.5 M	Casella Nominees Old Crow	Complete	2015
<b>Alex Hotel</b> <i>214 William Street</i>	Northbridge	74	\$12 M	Cicero Management Pty Ltd	Complete	2015
<b>Country Comfort InterCity Hotel &amp; Apartments -</b> <i>249 Great Eastern Highway</i>	Belmont	62	\$8 M	Intercity Belmont Pty Ltd	Complete Expansion	2015
<b>Quest Rockingham*</b> <i>22 Flinders Lane</i>	Rockingham	96	\$22 M	Aligned Funds	Complete	2015
<b>City Lights</b> <i>137 Newcastle Street</i>	Northbridge	46	\$10 M	Heyspring Land Pty Ltd	Complete	2015
<b>Como The Treasury</b> <i>28 Barrack Street</i>	Perth	48	\$208 M	FJM Property	Complete	Oct 2015
<b>Attika Hotel*</b> <i>279 Newcastle Street</i>	Northbridge	22	\$4 M	Skycap Pty Ltd	Complete	Dec 2015
<b>Holiday Inn Perth City Centre</b> <i>778 - 788 Hay Street</i>	Perth	5	\$25 M	IHG Group	Complete Redevelopment	2016
<b>Seashells Fremantle*</b> <i>1 Silas St</i>	East Fremantle	24	\$		Complete	2016
<b>Peppers Kings Square</b> <i>623 Wellington Street</i>	Perth	120	\$25 M	WEJ Developments WA Pty Ltd	Complete	2016
<b>Quest West Perth*</b> <i>54 Kings Park Road</i>	West Perth	72	\$9 M	Woomara Pty Ltd	Complete	Feb 2016
<b>Sage Hotel West Perth</b> <i>1309-1311 Hay Street</i>	West Perth	101	\$14 M	Australian Development Capital Pty Ltd	Complete	May 2016
<b>Quest Mounts Bay Road*</b> <i>130 Mounts Bay Road</i>	West Perth	71	\$8 M	Quest Diploma	Complete	July 2016
<b>Quest East Perth*</b> <i>176 Adelaide Terrace</i>	East Perth	130	\$14.5 M	Sirona Capital	Complete	Aug 2016
<b>Crown Towers</b> <i>Great Eastern Highway</i>	Burswood	500	\$568 M	Crown Ltd	Complete	Dec 2016
<b>Quest Fremantle*</b> <i>8 Pakenham Street</i>	Fremantle	122	\$30 M	Fairgreen Pty Ltd Sirona Capital	Complete	Dec 2016

PROJECT	CITY	NEW ROOMS	EST. COST	DEVELOPER	STAGE OF DEVELOPMENT	YEAR
Tribe Perth 4 Walker Avenue	West Perth	126	\$30 M	Four Walker Avenue Pty Ltd	Complete	May 2017
Be. Fremantle 43 Mews Rd	Fremantle	24	\$10M	Harbour Village Holdings	Complete Expansion	May 2017
Aloft Perth 23-27 Rowe Avenue	Rivervale	224	\$70 M	BGC Construction	Complete	May 2017
Ramada VetroBlu* 48 Filburn St Scarborough	Stirling	75	\$50 M	Vetroblu	Complete	Aug 2017
Quest Innaloo* 222 Stirling Cross	Innaloo	80	\$59 M	Probuild / Fabray Pty Ltd	Complete	Oct 2017
Melbourne Hotel 942-950 Hay & 33 Milligan Streets	Perth	40	\$40 M	Oakesfield Pty Ltd, Busby Nominees Pty Ltd	Complete	April 2018
Westin Perth FESA Building, 480 Hay Street	Perth	368	\$250 M	BGC Construction with State Government	Complete	April 2018
Quest Midland* 3 The Crescent	Midland	102	\$11 M	Fini Group / Precast Investments Pty Ltd	Complete	May 2018
The Sebel West Perth Aire Apartments* 647-657 Murray Street	West Perth	64	\$42 M	Finbar Group Ltd / ZACD Group (Singapore)	Complete	July 2018
QT Hotel Perth 133 - 141 Murray Street	Perth	184	\$21.5 M	Amalgamated Holdings Limited / Gutace Holdings Pty Ltd	Complete	August 2018
DoubleTree by Hilton, AmanSari Northbridge 98-100 James Street	Northbridge	206	\$30 M	Hilton Worldwide & SKS Group	Complete	Jan 2019
Campus Perth 80 Stirling Street	Perth	77	\$55 M	The Trust Company (RE Services) Ltd	Complete	Jan 2019
Hostel G 80 Stirling Street	Perth	318		The Trust Company (RE Services) Ltd	Complete	Jan 2019
Quest South Perth Foreshore 22 Harper Terrace	South Perth	90	\$30 M	Silverleaf Investments	Complete	Jan 2019

## COMMITTED / UNDER CONSTRUCTION

PROJECT	CITY	ROOMS	EST. COST	DEVELOPER / OWNER	STAGE OF DEVELOPMENT	YEAR
The New Esplanade 18 The Esplanade	Perth	80	\$ - M	H&M Capital Pty Ltd	Under construction	April 2019
Ritz-Carlton Hotel Elizabeth Quay Foreshore	Perth	204	\$350 M	Far East Consortium	Under Construction	Mid 2019
EQ West Lot 2 & 3, William Street, Elizabeth Quay	Perth	190	\$500 M	CA & Associates (AAIG and Fini Group)	Committed	2019

PROJECT	CITY	ROOMS	EST. COST	DEVELOPER / OWNER	STAGE OF DEVELOPMENT	YEAR
<b>DoubleTree by Hilton Waterfront</b> <i>351 Riverside Drive</i>	Perth	229	\$142 M	Hilton Worldwide & SKS Group	Under Construction	2019
<b>Royal Hotel</b> <i>289-316 Murray Street</i>	Perth	176	\$ -	The Trust Company (Australia) Ltd	Under Construction	Late 2019
<b>NV Apartments and Hotel</b> <i>374-396 Murray Street</i>	Perth	488	\$200 M	Fragrance WA - Perth (Sing)	Under Construction	Late 2019
<b>Park Regis by Staywell</b> <i>500 Hay Street</i>	Subiaco	168	\$95 M	Dradgin Pty Ltd	Under Construction - on hold pending new developer	Late 2019
<b>Mantra Hay Street Hotel</b> <i>900 Hay Street</i>	Perth	250	\$48 M	George Atzemis	Under Construction	Oct 2019
<b>Ibis Styles Hotel</b> <i>69 Adelaide Terrace</i>	East Perth	252	\$22 M	Rehawk Property Group	Committed	2019
<b>Quest Apartments Joondalup</b> * Lot 538 (85) Boas Avenue	Joondalup	50	\$14 M	Roman Catholic Archbishop of Perth	Under Construction	May 2020
<b>Dorsett Hotel Perth City Link</b> <i>Milligan Street</i>	Perth	263	\$158 M	Far East Consortium with MRA	Committed. Construction to commence August 2019.	2020
<b>Hampton Inn by Hilton</b> <i>28 Signal Terrace</i>	Cockburn Central	146	\$40 M	SKS Cockburn Central Pty Ltd	Committed	2020
<b>Wyndham LUX Hotel</b> <i>61 Great Eastern Highway</i>	Rivervale	120	\$40 M	Lux WA Pty Ltd	Committed. DAP extended approval.	2020
<b>The Leadlight Hotel</b> <i>151-165 Beaufort Street</i>	Northbridge	126	-	AusCapital	Committed	2021

## REDEVELOPMENTS

PROJECT	CITY	ROOMS	EST. COST	DEVELOPER	STAGE OF DEVELOPMENT	YEAR
<b>Holiday Inn Perth City Centre</b> <i>778 - 788 Hay Street</i>	Perth	181	\$12 M	IHG Group	Complete	2016
<b>IHG Intercontinental Colonnade</b> <i>Lot 18, 815-823 Hay Street</i>	Perth	240	\$35 M	UNIR Hotels Pty Ltd	Complete (Reduced from 246 rooms)	Oct 2017
<b>Melbourne Hotel</b> <i>942-950 Hay &amp; 33 Milligan Streets</i>	Perth	33	\$40 M	Oakesfield Pty Ltd, Busby Nominees Pty Ltd	Complete	April 2018
<b>Ingot Hotel Perth</b> <i>264 &amp; 266 Great Eastern Highway (corner Epsom Ave)*</i>	Ascot	214	\$50 M	Jeffees Nominees Pty Ltd	Complete	Dec 2018
<b>Rydges Hotel</b> *Kings Hotel Redevelopment <i>517-533 Hay Street</i>	Perth	117	\$7.5 M	Christou Design Group Pty Ltd	Committed	
<b>The Murray Hotel</b> <i>718 Murray Street</i>	West Perth	50	\$14 M	The Murray Hotel Pty Ltd	Under Consideration	

## CLOSED

PROJECT	CITY	ROOMS	REASON	YEAR OPENED	YEAR CLOSED
<b>The Terrace Hotel</b> 237 St Georges Street	Perth	15	Financial / economy	Reopen 2012 following extensive renovations	July 2018
<b>Richardson Hotel</b> 32 Richardson St	West Perth	74	Converting to an aged care facility	2006	2018

*\* Denotes Serviced Apartment Developments*

*DAP – Development Assessment Panel*

*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.*